

PB# 86-74

**Blossom Heights
(Sub.)**

32-2-44

Approved 9/29/92

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12851

August 31, 1992

Received of Windsor Woods, Inc. \$ 958.50

Nine hundred fifty-eight and 50/100 — DOLLARS
#86-74

For P/B Approval Fee (\$570.00) Engineer & Minutes (\$388.50)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1033		\$958.50

By Pauline S. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Map Number

205-92

Section

32

Block

2

Lot

44

City

Town
Village

New Windsor

Title:

Blossom Heights (Sec 1)

Dated:

10-18-89 Rev.

Filed

10-1-92

Approved by

James R. Peters, Jr.

on

9-29-92

Record Owner

Albert Dorfman, Blossom
Dorfman Victoria Pike
(4 Sheets)

MARION S. MURPHY
Orange County Clerk

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12119

Received of Albert Dorfman and Victoria Pike \$ 1,878.50

One thousand eight hundred seventy-eight and 50/100 — DOLLARS

For P.B. #86-74 - Eng Fee - 1,218.50 and P.B. Approval Fee - 660.00

DISTRIBUTION:

FUND	CODE	AMOUNT
Dorfman Ch # 598		939.25
Pike Ch # 3655		939.25

By

Pauline S. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

See Breakdown for this payment in file 86-74 @

General Receipt

8235

Check # 1023		4582

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Town Clerk
Title

Map Number 205-92 City New Windsor
 Section 32 Block 2 Lot 44 Village
 Title: Blossom Heights (Sect. 1)
 Dated: 10-18-89 Rev. 10-1-92
 Approved by James R. Peters, Jr.
 on 9-29-92
 Record Owner Albert Dorfman, Blossom
Dorfman Victoria Pike
(4 Sheets)
 MARION S. MURPHY
 Orange County Clerk

General Receipt

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

12119

Received of Albert Dorfman and Victoria Pike \$ 1878.50
One thousand eight hundred seventy eight & 50/100 DOLLARS
 For P.B. #86-74 - Eng Fee - 1,218.50 and P.B. Application Fee - 660.00
 DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Dorfman Ch #598</u>		<u>739.25</u>
<u>Pike Ch #3655</u>		<u>739.25</u>

By Pauline H. Townsend
 Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

See Breakdown for this payment in file 86-74 @

General Receipt

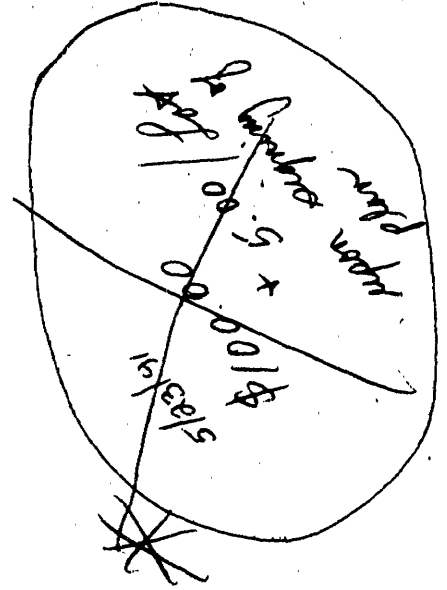
TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

8235

Received of Edwin D. Brewster (Blossom Heights) \$ 25.00/100
Twenty-five and 00/100 DOLLARS
 For Application Fee (#86-74)
 DISTRIBUTION:

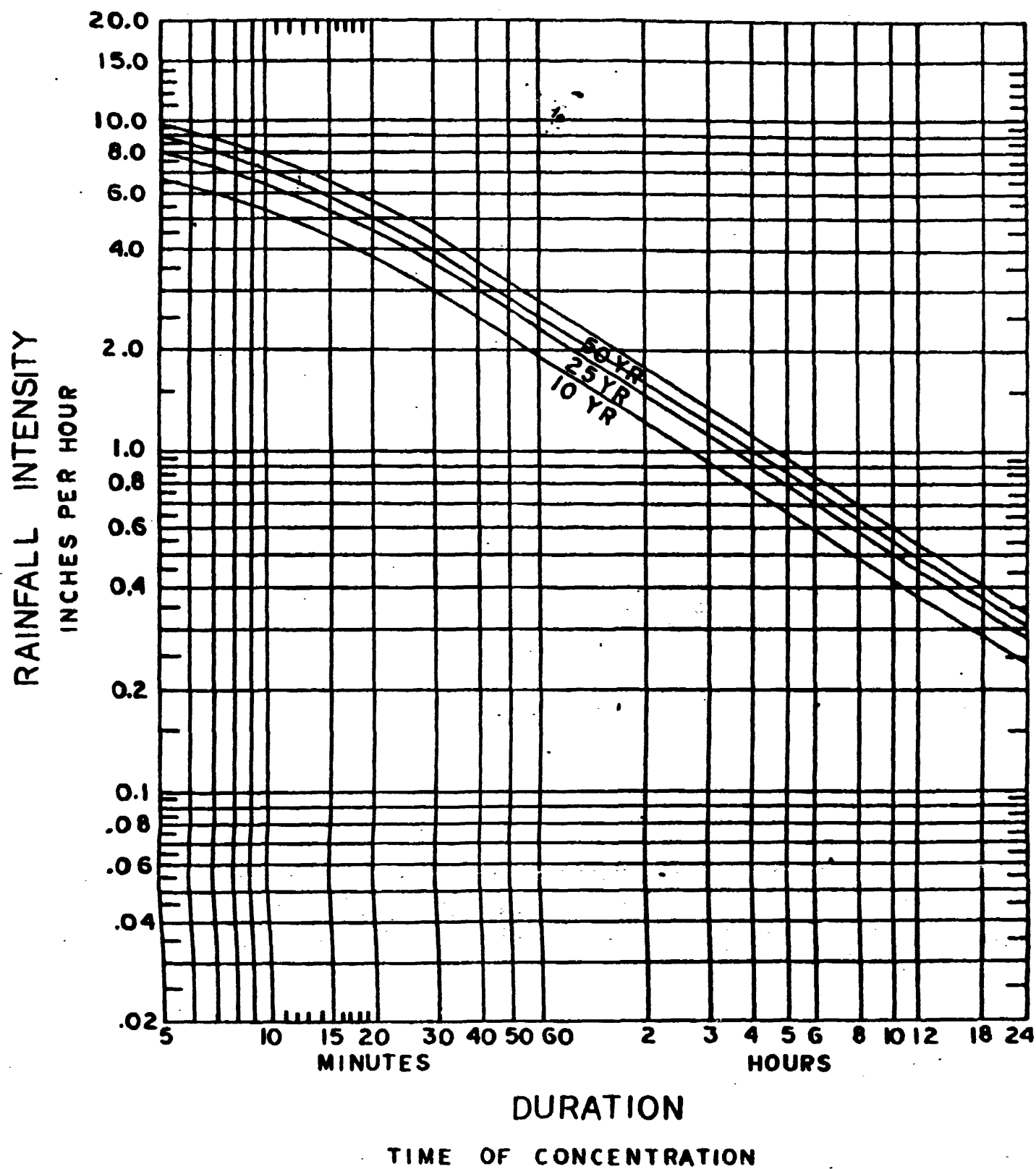
FUND	CODE	AMOUNT
<u>Check #1591</u>		<u>25.00</u>

By Pauline H. Townsend
 Town Clerk
 Title



Given to
 ✓ Beddrop
 ✓ P.B. Eng
 ✓ Sanitary
 ✓ Water
 ✓ OC Planning Board
 ✓ Fire Bureau

RAINFALL INTENSITY DURATION FREQUENCY CURVES
POUGHKEEPSIE N.Y.



FORESTRY REPORT
FOR
BLOSSOM HEIGHTS
MAJOR SUBDIVISION ON
RILEY ROAD, TOWN OF NEW WINDSOR, N.Y.

Date: October 21, 1987

By Jack J. Karnig
Consulting Forester

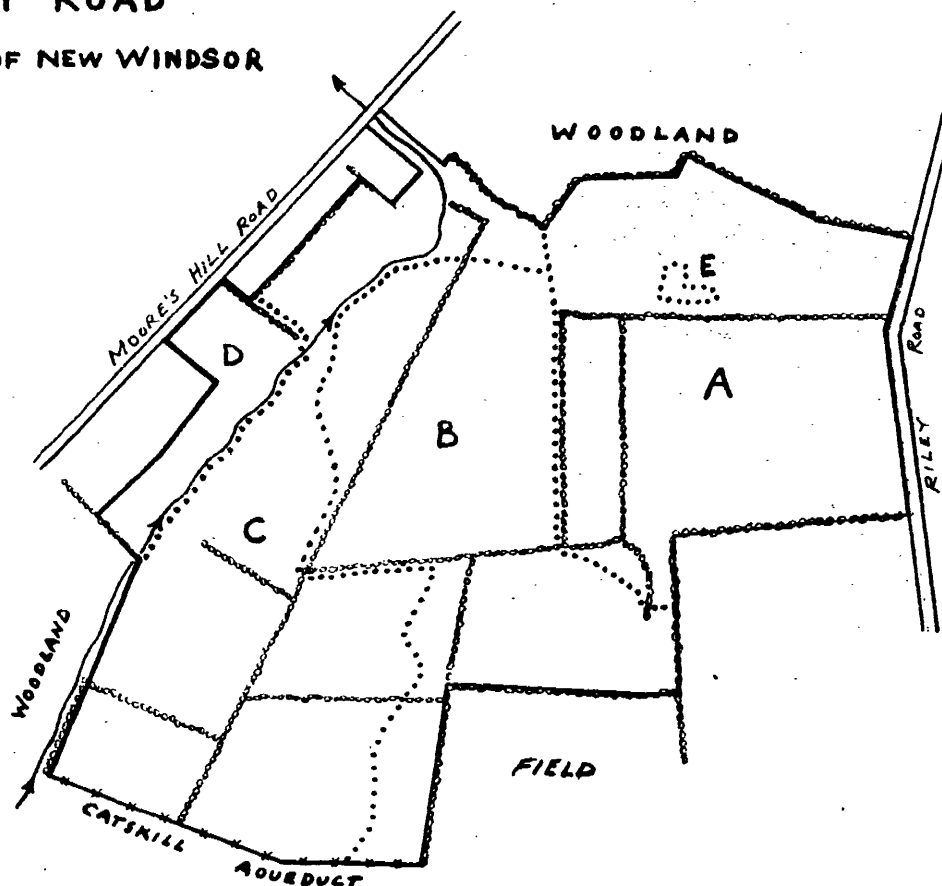
FOREST TYPE MAP

BLOSSOM HEIGHTS

MAJOR SUBDIVISION

RILEY ROAD

TOWN OF NEW WINDSOR



LEGEND

	STONE WALLS
	TIMBERTYPE BOUNDARY
	STREAM
	MAIN ROAD
	PROPERTY LINE
	TIMBERTYPE
	PROPERTY LINE

JACK J. KARNIG, FORESTER

Jack J. Karnig

OCTOBER 20, 1987

SCALE 1" = 400'

INTRODUCTION

In describing a forest there are certain methods and techniques which are standard practice among foresters. First, a general reconnaissance is made to locate boundaries. Existing up to date detailed maps assist the forester in this regard. Next, a fairly thorough inspection is made of the entire property to locate areas having trees of similar species, sizes and ages. These groupings are called Stands and are later delineated on a map called a Timber Type Map.

Each separate Stand is then sampled using random plots so that specific data are collected. In this particular case, the following criteria were investigated:

1. Species
2. Diameter
3. Tree condition
4. Basal Area *

Additional information can and should be collected based upon the needs and objectives of the property owner. Some of the more important characteristics may include:

1. Board foot volume
2. Age of the dominant trees
3. Value of the merchantable timber
4. An evaluation of the reproduction
5. Accessibility of the area
6. Terrain characteristics
7. Presence or absence of disease

This report attempts to cover the most important descriptive aspects of the woodland. It should provide the reader with a sound, objective view of the timber resource and provide insights into the general nature of the environment of the forty two acres.

* Basal Area (definition) The sum total of square feet of living trees growing on an average acre measured at breast height (four and a half feet above average ground level)

LAND USE HISTORY

A major portion of the forty two acres was pasture land as recently as the period of World War 1. This is easily determined by how old the trees are over the most of the old fields (Stands A and C) The stone walls which abound in the area are further proof of this assumption. Area B is populated by an older age class of trees which indicates abandonment at an earlier time.

There are scattered trees most of which are growing within or adjacent to walls which were never harvested but acted to supply shade for farm animals. These are quite old, tend to be extremely branchy but are nearing their biological maturity. These large specimens are conspicuous due partly to their large dimensions and to the contrast with the smaller, pole size trees growing next to them.

SOIL AND TOPOGRAPHY

The soil on most of this property is classified as Mardin gravelly silt loam having 8 to 15% slopes. Briefly described, the soil is deep moderately well drained sloping glacial till derived from sandstone, shale and slate. It has a dense fragipan in the lower part of the subsoil. A thorough description of this particular soil type appears in the Soil Survey of Orange County USDA, Soil Conservation Service, dated October, 1981.

Moderate slopes from nearly level to 25% prevail over most of the acreage. The north and northwestern portions contain some smaller locations of nearly level terrain. Drainage is poor to moderately poor in these spots.

FOREST TYPE DESCRIPTIONS

(See Forest Type Map for locations)

AREA A

This forest Stand or grouping consists of 13.4 acres of gently sloping land fronting on Riley Road. It has a north and northwest aspect but tends to be quite level at its north end. Pioneer hardwoods dominate the woodland which is nearly 100% fully stocked with trees. Sixty percent of the tree population is made up of only three species of trees. They are white ash, 31%, Red Maple, 18% and Black Cherry, 11%. An overwhelming majority of the trees are in the 4 inch to 10 inch diameters. Core samples revealed that most of the trees are 45 to 55 years of age. Lesser numbers of associated species are represented in this Stand. They include: Hickory, Sugar Maple, Swamp White Oak, Ironwood, White Oak, Elm and Gray Birch.

In the north central sector of this area there is an unusual cluster of large white oak trees which I denoted as Area E. These specimens are growing at a moderately rapid rate and appear to be vigorous and healthy. A check of their age revealed an average age of 145 years. If left undisturbed, they could be expected to survive another ten decades or more.

Most of the ground cover in this timber type is composed of poison ivy. Caution should be exercised by individuals who frequent these woods. This is particularly true for persons who are highly sensitive to the rash produced by this noxious vine.

AREA B

This timber type extends over nearly one third of the central portion of the property - to be exact, 12.3 acres. It is classified as an Oak-Hickory stand of a somewhat older age class. It is my judgement that many of the largest trees in this timber type are in the 100 year age class with smaller trees in the understory making up a much younger grouping.

In this case, four species combine to occupy 60% of the total volume of timber. They include: Northern Red Oak, 16%, Red Maple, 16%, Swamp White Oak, 14%, and White Ash, 14%. Less numerous species include Sugar Maple, Hickory, White Oak, Black Oak and Elm. (see attached tally sheets for more details).

Lumber content is mostly found in trees over 12 inches in diameter. The larger elements in this stand are of merchantable size and can be sold as logs in today's economic climate.

Within this timber type there is considerable variation of species which correlates with elevation. The south half contains most of the northern red oak, black oak and white oak. The northern or wetter half contains a larger proportion of swamp white oak, red maple and elm.

Once again, the largest trees seem to be associated with the placement of stone walls. Many large crowned maples and oaks are scattered along interior and boundary walls. They are no doubt remnants of the farming era when they provided shade for stock.

AREA C

This type extends from the northwest part of the tract along the west side and includes a large portion of the southwest corner. There is much similarity between areas A and C. Both are immature, heavily populated with pole sized trees and contain relatively few sawtimber specimens.

About three quarters of the stocking combines three species: Red Maple, White Ash and Swamp White Oak. Pin Oak and Black Oak appear in much fewer numbers. A few locations contain nearly 100% Red Maple. This is an indication of poorly drained soil as well as the presence of a fragipan in the subsoil.

At the extreme northern end of this type, I aged several of the largest Swamp White Oaks. The largest of these is over three feet in diameter breast high. The oldest tree I found to be 170 years of age. There may be an older tree on the property but I doubt it.

AREA D

This type is best characterized as brush or seedlings and saplings. It extends over only two acres in the extreme west central part of the property fronting on Moores Hill Road. This location has been disturbed by recent cutting as well as dumping and soil erosion. Seedlings of ash, maple and briars abound. A heavy infestation of weeds is also present.

OBSERVATIONS AND RECOMMENDATIONS

1. The forty two acres intended for subdivision contains a variety of species and tree sizes growing on moderately productive sites. Two distinct age classes predominate. The older more impressive trees are associated with the stone walls as previously noted.
2. There are no rare or endangered species of tree or other plants on the property to the best of my knowledge.
3. The subdivision plan has made provision for improving the drainage of those segments of the tract which at present are somewhat poorly drained. Drainage structures when installed will benefit the vigor of the timber allowed to grow adjacent to the improved waterways.
4. Maintenance of a forested environment can be easily assured if protection is guaranteed for the hardiest of the dominant, large diameter trees associated with the stone walls.
5. As roads and utilities are installed, direct and indirect damage to unique trees must be carefully considered. Destruction to roots either by cutting, compacting or filling should be avoided whenever possible.

October 21, 1987

Jack J. Karnig
Jack J. Karnig, Forester

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BUREAU OF STATE AND PRIVATE FORESTRY

STAND ANALYSIS TALLY SHEET

ASH ☒ RM ☒ BC ☒ BO ☐

BO ☐ HMAP ☐ SM ☐ WO ☐ HICK ☐

SW ☐ EIM ☐ IRON ☐ GB ☐

FOREST		STAND		TYPE		SITE		DATE		CREW								
Blossom Heights		W. Side Riley Road		PH		II		10-7-87		J. KARNIG								
POINT NO.	AREA - A										CULTS	MILACRE REPRO. LESS THAN 0.5" DIA. R = 3.72'	1/20 ACRE TREE COUNT R = 26.3'					
	LARGE SAWTIMBER		MEDIUM SAWTIMBER		SMALL SAWTIMBER		LARGE POLES		SMALL POLES					SAPLINGS				
	AGS		AGS		AGS		AGS		AGS					AGS				
	CAPS	OTHER	CAPS	OTHER	CAPS	OTHER	CAPS	OTHER	CAPS	OTHER				CAPS	OTHER			
1												5						
2												9						
3												10						
4												7						
5												10						
6												12						
7												10						
8												9						
9												8						
10												7						
TOTAL		1	5		2	1		7	2		26	11		13	19	87		
B.A./ ACRE		7%			3%			10%			43%			37%			TOTAL B.A. =	

SPECIES %
ASH - 31
RM - 18
BC - 11
HICK - 7
SM - 7
SWO - 6
IRON - 6
WO - 5
Misc. 9

100

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BUREAU OF STATE AND PRIVATE FORESTRY

STAND ANALYSIS TALLY SHEET

WO ☐
RM ☒
ASH ☒
SWO ☒
NRD ☒

HICK ☒
BG ☐
SM ☒
ELM ☒
DO ☐

WH ☐
IRON ☐

FOREST				STAND				TYPE				SITE				DATE				CREW					
BLOSSOM HEIGHTS				CENTRAL				OH ST				II				10/9/87				J. KARNIG					
POINT NO.	AREA B																CULLS	MILACRE REPRO. LESS THAN 0.5" DIA.		1/20 ACRE TREE COUNT					
	LARGE SAWTIMBER				MEDIUM SAWTIMBER				SMALL SAWTIMBER				LARGE POLES									SMALL POLES			
	AGS		UGS	AGS		UGS	AGS		UGS	AGS		UGS	AGS		UGS	AGS		UGS							
	CAPS	OTHER		CAPS	OTHER		CAPS	OTHER		CAPS	OTHER		CAPS	OTHER		CAPS			OTHER	CAPS	OTHER				
1																			11						
2																			13						
3																			7						
4																			11						
5																			10						
6																			11						
7																			11						
8																			10						
9																			10						
10																			7						
TOTAL																			101						
B.A./ACRE																									

SPECIES %
NRD - 16
RM - 16
SWO - 14
ASH - 14
SM - 10
HICK - 9
WO - 8
BD - 6
ELM - 5
MISC - 2
100

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BUREAU OF STATE AND PRIVATE FORESTRY

STAND ANALYSIS TALLY SHEET

FO ☐

BC ☐

NR ☐

ASH ☒ ☒

GO ☐

RM ☒ ☒

WO ☐ ☒

SM ☐

HICK ☐

SWO ☒

ELM ☐

ASP ☐

FOREST				STAND				TYPE				SITE				DATE				CREW			
BLOSSOM HEIGHTS				WEST SIDE				AH				II				10/13/87				J. KARNIG			
POINT NO.	AREA C												1/20 ACRE TREE COUNT	MILACRE REPRO. LESS THAN 0.5" DIA. R = 3.72' 0.5" S.B. 4.5" +									
	LARGE SAWTIMBER			MEDIUM SAWTIMBER			SMALL SAWTIMBER			LARGE POLES					SMALL POLES			SAPLINGS					
	AGS		UGS	AGS		UGS	AGS		UGS	AGS		UGS			AGS		UGS	AGS		UGS			
	CAPS	OTHER		CAPS	OTHER		CAPS	OTHER		CAPS	OTHER				CAPS	OTHER		CAPS	OTHER				
1																			10				
2																			7				
3																			5				
4																			13				
5																			11				
6																			13				
7																			12				
8																			10				
9																			10				
10																			10				
TOTAL																			101				
B.A./ACRE																			TOTAL B.A. =				

SPECIES %

RM - 45

ASH - 22

SWO - 10

PO - 7

BO - 5

SM - 4

MISC - 7

100

86-24
CERTIFICATE OF ALLOCATION

MOODNA CREEK DEVELOPMENT, LTD., a New York Corporation c/o Daroe Realty, 207 Lake Drive, Newburgh, New York 12550, (hereafter called MOODNA) hereby allocates, assigns and transfers to ALBERT DORFMAN residing at 730 Northwest 27th Avenue, Delray Beach, Florida 33445 (hereafter called DEVELOPER), who hereby receives and accepts, the unconditional, continuous and irrevocable right to twelve thousand four hundred (12,400.00) gallons of daily sanitary sewage treatment discharge capacity at the Town of New Windsor sewage treatment plant, allotted from the Majestic Sewer District total daily sewage treatment capacity (hereafter called TOTAL CAPACITY), for the exclusive use and benefit of thirty one (31) single family residence dwellings comprising Section 2 of Blossom Heights Subdivision in the Town of New Windsor, Orange County, New York designated as tax map parcel Section 32, block 2, lot 44.

MOODNA acknowledges and agrees to forebear from using daily sewage treatment discharge capacity that is part of the total capacity that is in excess of the total capacity as reduced by the twelve thousand four hundred (12,400) gallons of daily sewage treatment capacity allocated to DEVELOPER by this certificate.

Dated April 22, 1992

MOODNA CREEK DEVELOPMENT, LTD.

By: [Signature]
 GERALD KREISBERG, PRESIDENT

STATE OF NEW YORK)

: SS.:

COUNTY OF ORANGE)

On this 22nd day of April, 1992, before me personally came GERALD KREISBERG, to me known, who being by me duly sworn, did depose and say that he resides at 45 Susan Drive, Newburgh, New York 12550; that he is the President of MOODNA CREEK DEVELOPMENT, LTD., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

[Signature]
 PATRICIA A. DONNARUMMA
 Notary Public, State of New York
 Qualified in Orange County
 No. 0990425
 Commission Expires September 30, 1994

[Signature]
 Notary Public-State of New York

Consent to this certificate has been granted at a meeting held 11th day of August 1993 by the town board, Town of New Windsor.

Dated: August 1993

TOWN OF NEW WINDSOR

By: [Signature]
 GEORGE GREEN, SUPERVISOR

Consent to this certificate has been granted at a meeting held day of 1992 by the town board, Town of Cornwall.

Dated: 1992

TOWN OF CORNWALL

(CORNWALL CONSENT NOT REQUIRED)

By:
 RICHARD RANDAZZO, SUPERVISOR

gnj-D36

Received 8/27/93 @

RESULTS OF P.B. MEETING

DATE: August 11, 1993

PROJECT NAME: Windsor Woods (Blossom Hts.) PROJECT NUMBER 86-74 Correspondence

LEAD AGENCY:

* NEGATIVE DEC:

M)___ S)___ VOTE:A___ N___

* M)___ S)___ VOTE:A___ N___

CARRIED: YES___ NO___

* CARRIED: YES:___ NO___

PUBLIC HEARING: M)___ S)___ VOTE:A___ N___

WAIVED: YES___ NO___

SEND TO OR. CO. PLANNING: M)___ S)___ VOTE:A___ N___ YES___ NO___

SEND TO DEPT. OF TRANSPORT: M)___ S)___ VOTE:A___ N___ YES___ NO___

DISAPP: REFER TO Z.B.A.: M)___ S)___ VOTE:A___ N___ YES___ NO___

RETURN TO WORK SHOP: YES___ NO___

APPROVAL:

M)___ S)___ VOTE:A___ N___ APPROVED:___

M)___ S)___ VOTE:A___ N___ APPR. CONDITIONALLY:___

NEED NEW PLANS: YES___ NO___

DISCUSSION/APPROVAL CONDITIONS:___



1 Depew Avenue Nyack, New York 10960 (914) 358-1778 fax: 358-3639

July 23, 1993

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
Att: Mr. James Petro, Chairman

RE: WINDSOR WOODS SUB-DIVISION
(BLOSSOM HEIGHTS)

Dear Mr. Chairman:

Please accept this letter as a formal request for a further extension of the preliminary approvals for Sections 2 and 3 of the above referenced sub-division. The current approval extension expires on August 23, 1993.

As you are aware, we are still working with the township of New Windsor to finalize the municipal sewer availability which we hope will be shortly forthcoming.

We respectfully request a six (6) month extension on the current preliminary approval.

Thank you in advance. I remain,

Very truly yours,

Saul Silverman, V.P.
for Windsor Woods, (Blossom Heights)

SS:at

Sent via fax on 7/23/93

(Expires 2/23/94)

Approved 6 month extension of Preliminary Approval

New Windsor P.B.

(m)

FEBRUARY 24, 1993

WINDSOR WOODS

MR. PETRO: We received a letter from Windsor Woods Subdivision which is Blossom Heights. Dear Mr. Chairman, please accept this letter as a formal request for a further extension of preliminary approvals for Sections 2 and 3 of the above referenced subdivision. The current approval extension expires on February 26, 1993. As you are aware we are still working with the township of New Windsor to finalize the municipal sewer availability which we hope will be shortly forthcoming. Upon confirmation of sewer availability we will immediately pursue the final approvals. We respectfully request a six month extension on the current preliminary approval. Thank you in advance. Saul Silverman, Vice President Windsor Woods, which is Blossom Heights, received February 23, 1993.

MR. VAN LEEUWEN: I have no problem.

MR. LANDER: One question. Mark, they had an extension before this or this is the first?

MR. PETRO: Preliminary we can give as many as they want.

MR. EDSALL: It's your discretion. There is no limit to how many extensions you can grant. This is for Sections 2 and 3 preliminary approval only.

MR. PETRO: Correct. Being we have a sewer moratorium is that what's the problem here, obviously.

MR. BABCOCK: Right.

MR. PETRO: I think it's only fitting that we should grant their request.

MR. VAN LEEUWEN: I already put two and two together, I so move.

MR. LANDER: Second.

FEBRUARY 24, 1993

MR. PETRO: Motion made and seconded to give Windsor Woods Subdivision, otherwise known as Blossom Heights, a six month extension for Sections 2 and 3. Sections 2 and 3 I guess that's it. It just says Sections 2 and 3. Mark, you know what sections, what subdivision map that is?

MR. BABCOCK: Sections 2 and 3. Section 1 they are building on right now.

MR. PETRO: It's the final two sections of their approved --

MR. BABCOCK: Yes.

MR. PETRO: Any further discussion? Roll call.

MR. VAN LEEUWEN: Aye.

MR. DUBALDI: Aye.

MR. LANDER: Aye.

MR. PETRO: Aye.

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 150.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____
 ___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
 ___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00
 PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$ 365.00
 FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 155.00
 FINAL PLAT SECTION FEE.....\$ 150.00
 BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 570.00

RECREATION FEES:

11 LOTS @ \$1000.00 PER LOT.....\$ 11,000.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 370.50
 PLANNING BOARD ATTORNEY FEES.....\$ _____
 MINUTES OF MEETINGS.....\$ 18.00
 OTHER.....\$ _____

PERFORMANCE BOND AMOUNT.....\$ 512,825.00
 4% OF ABOVE AMOUNT.....\$ 20,513.00

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ _____
 2% OF REMAINDER OF ABOVE:.....\$ _____

TOTAL INSPECTION FEE DUE:.....\$ _____

*Have check amounts
to Barbara from Silverman's office 8/27/92
8/27/92*

Eng. fee: 1,589.00

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12551

NO. 86-74

August 28, 1992

RECEIVED FROM Windsor Woods, Inc.

Twelve Thousand Eight Hundred ⁰⁰/₁₀₀ — DOLLARS

4% of \$309,000.00 performance Bond

Account Total \$ 12,800.00

Amount Paid \$ 12,800.00

Balance Due \$ - 0 -

"THE EFFICIENT LINE" AN AMPAD PRODUCT

Myra Mason, Secy for
the P.B.

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12551

NO. 86-74

August 28, 1992

RECEIVED FROM Windsor Woods, Inc.

Eleven Thousand ⁰⁰/₁₀₀ — DOLLARS

11 Lots @ \$1,000.00 ea.

Account Total \$ 11,000.00

Amount Paid \$ 11,000.00

Balance Due \$ - 0 -

"THE EFFICIENT LINE" AN AMPAD PRODUCT

Myra Mason, Secy to
the P.B.

WESTCHESTER FIRE INSURANCE COMPANY

518 Stuyvesant Avenue
P.O. Box 615
Lyndhurst, N.J. 07071-9836

BOND NO. WF-00043453

*****\$309,000.00

KNOWN ALL MEN BY THESE PRESENTS: That we, the undersigned

WINDSOR WOODS, INC.

1 DEPEW AVENUE

NYACK, NY 10960-

as Principal, and Westchester Fire Insurance Company, a corporation of the State of New York and authorized to do business in the State of NY, as Surety, are hereby held and firmly bound unto the

TOWN OF NEW WINDSOR

SOUTH DEPEW AVENUE

NYACK, NY 10960-

as Obligee, in the penal sum of

Three Hundred Nine Thousand and 00/100

(*****\$309,000.00) Dollars for the payment of which, well and truly to be made we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

WHEREAS, it is proposed to make certain improvements:

BLOSSOM HEIGHTS SECTION I SUBDIVISION,

WHEREAS, the TOWN OF NEW WINDSOR
plan upon the execution and delivery of this bond.

has approved said

NOW, THEREFORE, the condition of this obligation is such that if the above bounden Principal shall construct the improvements shown above, and complete said work to satisfaction of the
TOWN OF NEW WINDSOR and in accordance with the present

standard specifications of the

TOWN OF NEW WINDSOR

therefore, then this obligation shall

be void, otherwise the same remain in full force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

Signed, sealed and dated this 09/01/1992

WINDSOR WOODS, INC.



BY

 VP

WESTCHESTER FIRE INSURANCE COMPANY

BY


Alice M. Ventresca

Attorney-in-Fact

ACKNOWLEDGEMENT OF SURETY

WF-00043453

State of New Jersey

County of Bergen

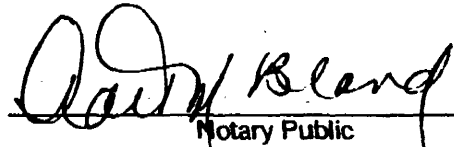
} ss.
}

On 09/01/1992, before me personally came Alice M. Ventresca to me known, who, being by me duly sworn, did depose and say that she is an attorney-in-fact of Westchester Fire Insurance Company the corporation described in and which executed the within instrument; that she knows the corporate seal of said corporation; that the seal affixed to the within instrument is such corporate seal, and that she signed the said instrument and affixed the said seal as Attorney-in-Fact by authority of the Board of Directors of said corporation and by authority of this office under the Standing Resolutions thereof.

ADEL M. BLAND
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 18, 1995

My commission expires _____

ADEL M. BLAND
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 18, 1995



Notary Public



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Rec'd 4/13/90

April 6, 1990

Town of New Windsor Town Board
555 Union Avenue
New Windsor, NY 12553

ATTN: GEORGE GREEN, SUPERVISOR

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

ATTN: CARL SCHIEFER, CHAIRMAN

SUBJECT: BLOSSOM HTS. SECTION I SUBDIVISION PERFORMANCE BOND

RECEIVED
APR 13 1990
APR

SHAW ENGINEERING

Gentlemen:

We are in receipt of a request from Shaw Engineering, including an estimated performance bond amount for the Section I improvements. In line with our review of the construction cost estimate from Mr. Shaw dated 30 March 1990, we would like to offer the following:

We are in basic agreement with the construction cost estimate itemized for the roadway, water distribution system, sanitary sewer system and storm water drainage systems as outlined by Mr. Shaw, however, we must request that the off-site water main improvements between Rt. 207 and the project site be included in the performance bond amount. We have, therefore, revised the estimated bond amount as shown on the attached itemized breakdown.

On the basis of the above, we would recommend that the performance bond be established in the amount of \$512,825.00 and that an engineering review fee be posted in the amount of \$20,513.00.

BLOSSOM HEIGHTS SUBDIVISION, SECTION I

CONSTRUCTION COST ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<u>Roadway</u>			
Clear, Grade, & Subbase	78,300 S.F.	\$ 0.40	\$ 31,320
6" Graded Gravel Foundation Course	960 C.Y.	\$ 20	\$ 19,200
9" Shale Foundation Course	1,440 C.Y.	\$ 20	\$ 28,800
2" Asphalt Binder Course	650 Tons	\$ 60	\$ 39,000
1" Asphalt Wearing Course	325 Tons	\$ 60	\$ 19,500
Street Signs	2	\$ 125	\$ 250
Grass Median	1	L.S.	\$ 3,000
Concrete Monuments	11	\$ 100	\$ 1,100
			<u>\$142,170</u>

Water Distribution System

8" Mainline	1,179 L.F.	\$ 40	\$ 47,160
Valves	5	\$ 800	\$ 4,000
Fittings	6	\$ 350	\$ 2,100
Hydrant Assemblies	3	\$1,600	\$ 4,800
House Services (25 Ft. Long)	11	\$ 300	\$ 3,300
			<u>\$ 61,360</u>

Sanitary Sewer System

8" Mainline	1,082 L.F.	\$ 40	\$ 43,280
Manholes	7	\$1,500	\$ 10,500
House Services (25 Ft. Long)	11	\$ 350	\$ 3,850
			<u>\$ 57,630</u>

Storm Water System

Catch Basins	12	\$1,300	\$ 15,600
Flusing Basins	3	\$1,300	\$ 3,900
15" Pipe	668 L.F.	\$ 25	\$ 16,700
18" Pipe	350 L.F.	\$ 30	\$ 10,500
24" Pipe	315 L.F.	\$ 35	\$ 11,025
Steel End Sections	3	\$ 500	\$ 1,500
			<u>\$ 59,225</u>

Off-site Improvements

(12" water main Riley Rd.)

12" D.I.P. Water Main	2,123 L.F.	\$ 80	\$169,840
12" Gate Valves	11	\$1,600	\$ 17,600
Hydrants	5	\$1,000	\$ 5,000
			<u>\$192,440</u>

TOTAL PERFORMANCE BOND ESTIMATE: \$512,825
4% ENGINEERING REVIEW FEE: \$ 20,513

- 2 -

We are hopeful that the above is acceptable, however, if you should have any questions in this matter, please contact our office.

Very truly yours,



Richard D. McGoey, P.E.,
Engineer for the Town

RDM:mlm

cc: ~~Shaw Engineering w/enc~~
Al Dorfman w/enc.
Richard Shulkin w/enc.

WESTCHESTER FIRE INSURANCE COMPANY
NEW YORK, NEW YORK

STATEMENT AS OF DECEMBER 31, 1991

ASSETS		LIABILITIES AND SURPLUS	
Bonds	\$1,314,369,409	Losses and Adjustment	
Stocks:		Expenses	\$ 990,893,991
Preferred	\$ 3,234,769	Taxes and Expenses	34,760,068
Common	<u>142,489,286</u>	Unearned Premiums	124,124,012
Real Estate	7,711,712	Other Liabilities	106,098,575
Cash and Bank		Capital	\$ 2,500,000
Deposits	(4,861,357)	Paid in and Contributed	
Short Term Investments	58,373,019	Surplus	130,160,715
Other Invested Assets	4,260,851	Other Surplus	<u>263,350,144</u>
Premium Balances Receivable	85,218,263	Surplus to Policyholders	<u>396,010,859</u>
Equities and Deposits in Pools and Associations	6,128,677		
Other Assets	<u>34,962,876</u>		
Total Admitted Assets	<u>\$1,651,887,505</u>	Total Liabilities and Surplus	<u>\$1,651,887,505</u>

Bonds and Stocks are valued in accordance with the basis adopted by the National Association of Insurance Commissioners.

Securities carried at \$170,607,776 in the above statement are deposited as required by law.

STATE OF NEW JERSEY }
COUNTY OF MORRIS } SS:

GEORGE J. RACHMIEL, Senior Vice President & Treasurer and MICHAEL A. SANDRI, Vice President of the Westchester Fire Insurance Company being duly sworn, each for himself deposes and says that they are the above described officers of the said Company and that on the 31st day of December, 1991 the Company was actually possessed of the assets set forth in the foregoing statement and that such assets were available for the payment of losses and claims and held for the protection of its policyholders and creditors, except as hereinbefore indicated, and that the foregoing statement is a correct exhibit of such assets and liabilities of the said Company on the 31st day of December, 1991 according to the best of their information, knowledge and belief, respectively.



George J. Rachmiel

Senior Vice President & Treasurer

Michael A. Sandri

Vice President

Sworn to and Subscribed before me this
3rd day of April, 1992.

Dawn M. Biamonte

DAWN M. BIAMONTE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 25, 1993



This Power of Attorney is granted pursuant to Article IV of the By-Laws of the WESTCHESTER FIRE INSURANCE COMPANY as now in full force and effect.

ARTICLE IV Execution of Instruments. "The Chairman of the Board, Vice-Chairman of the Board, President, or any Vice-President, in conjunction with the Secretary, or any Secretary, if more than one shall be appointed by the Board, or an Assistant Secretary, shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation."

This Power of Attorney is signed and sealed under and by the authority of Article III, Section 9 of the By-Laws of the WESTCHESTER FIRE INSURANCE COMPANY as now in full force and effect.

ARTICLE III Section 9 Facsimile Signatures. "The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed facsimile, lithographed, or otherwise produced . . . The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued."

CERTIFICATE

State of New Jersey
County of Morris

I, the undersigned, Assistant Secretary of the WESTCHESTER FIRE INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing POWER OF ATTORNEY remains in full force and effect and has not been revoked and furthermore that the above quoted abstracts of Article IV and Article III, Section 9 of the By-Laws of the Corporation are now in full force and effect.

Signed and sealed at the Township of Morris, New Jersey dated 1st

day of September, 19 92.

By

Herbert H. Linder

Assistant Secretary

Herbert H. Linder

**POWER OF ATTORNEY
WESTCHESTER FIRE INSURANCE COMPANY
PRINCIPAL OFFICE, NEW YORK, N.Y.**

KNOW ALL MEN BY THESE PRESENTS: That the WESTCHESTER FIRE INSURANCE COMPANY a Corporation duly organized and existing under the laws of the State of New York, and having its administrative offices in the Township of Morris, New Jersey, has made, constituted and appointed, and does by these presents make, constitute and appoint Robert A. Nicosia, Richard L. Quackenbush, Margaret A. Nicosia, Richard Ingram, Michelle Nicosia, and Alice M. Ventresca of Lyndhurst, New Jersey, each

its true and lawful Agent(s) and Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, seal, acknowledge and deliver: Any and all bonds and undertakings---

and to bind the Corporation thereby as fully and to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Corporation at its offices in Morris Township, New Jersey in their own proper persons.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated.


This Power of Attorney revokes all previous powers issued in behalf of the attorney(s)-in-fact named above.

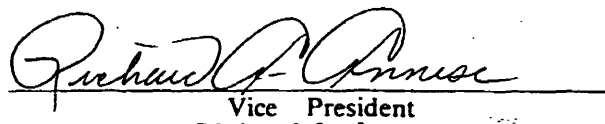
IN WITNESS WHEREOF the Westchester Fire Insurance Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 3rd day of April, 19 91.



Attest:

WESTCHESTER FIRE INSURANCE COMPANY


Assistant Secretary
John K. Stewart

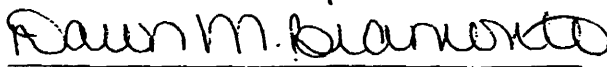

Vice President
Richard A. Annese

STATE OF NEW JERSEY) ss.:
COUNTY OF MORRIS)

On this 3rd day of April, 19 91, before the subscriber, a duly qualified Notary Public of the State of New Jersey, came the above-mentioned Vice President and Assistant Secretary of the Westchester Fire Insurance Company, to me personally known to be the officers described in and who executed the preceding instrument, and they acknowledged the execution of the same, and being by me duly sworn, deposed and said, that they are the officers of said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal at the Township of Morris, the 3rd day and year first above written.

DAWN M. BIAMONTE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 01/01/93


Notary Public



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

July 28, 1992

Windsor Woods
1 Depew Avenue
Nyack, NY 10960

ATTENTION: JOSEPH B. MONTANA

SUBJECT: BLOSSOM HEIGHTS - PROPOSED PERFORMANCE BOND REDUCTION

Dear Mr. Montana:

We are in receipt of your letter dated 21 May, 1992 in regard to your request for a reduction by \$30,000.00 of the estimated performance bond. In line with our review of this request, please be advised of the following:

Your letter indicates in paragraph two that the bond estimate amounted to \$320,000.00, however, it appears that this bond amount excludes the installation of the 12" waterline along Riley Road to Rt. 207. As you may recall during our meeting of 23 June, 1992 with the Supervisor, yourself and Sol Silverman, the Supervisor recommended that you continue to pursue the installation of the water main, particularly in light of the fact that it was unlikely whether there is an available aquifer in this area to support individual wells. In addition, the Supervisor felt that the cost of individual wells approximating \$4,000.00 each would be wasted knowing that an adequate water supply is available at the intersection of Riley Road and Rt. 207.

On the basis of the above and in line with our letter of 6 April, 1990 (a copy of which has been enclosed). The bond estimate was to be established at an amount equal to \$512,825.00. In addition, at your request, Mark Edsall of our office performed a review of the completed improvements for consideration of a reduction in the bond amount. Based upon Mr. Edsall's observations of 21 July, 1992, Mr. Edsall has recommended a reduction in the line item referred to as "clear, grade and subgrade" of \$11,000.00.

*Superseded by letter dated
7/30/92*

*Mark TO
MAKE Comment
8/12
Meeting*

Therefore, on the basis of the above, our office would recommend a reduction in the performance bond from \$512,825.00 to \$501,825.00. In addition, prior to final signature on the maps for Section I and issuance of building permits, all outstanding fees must be paid, including a 4% Engineering Review fee in the amount of \$20,513.00.

After review of the above, please contact our office in regard to any comments or questions you may have prior to recommending establishment of the performance bond amount to the Town Board.

Very truly yours,

Richard D. McGoey, P.E.

Richard D. McGoey, P.E.
Engineer for the Town

RDM:mlm

cc: George Green, Supervisor
~~James Petro, Jr. - Planning Board Chairman~~
Michael Babcock, Building Inspector
Mark Edsall, P.E. - P.B. Engineer

Date 6/25/92, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 389 Moons Htn Rd DR.
New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
6/10/92	Planning Board		75 00	
	Misc - 3			
	Hudson View - 1			
	Paradise 1			
2-11	Mans - 22	99.00		
2-22	Duggan - 4	18.00		
2-23	Jordan - 3	13.50		
2-24	Quessark - 15	67.50		
7-61	Pizza - 2	9.00		
1-74	Blossom Heights - 2	9.00		
	Dedominicus - 3		247 50	
			322 50	

Date March 8....., 1992..

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 359 Moores Hill Rd..... DR.

New Windsor, NY 12553.....

DATE			CLAIMED		ALLOWED	
2/26/92		Planning Board Meeting	75	00		
		Miscellaneous Pages - 2 pgs	9	00		
2-22		Blooming Grove - 5 pgs	22	50		
2-4		Pena - 8 pgs	36	00		
2-7		Argenio - 8 pgs	36	00		
2-8		Giaccio - 6 pgs	27	00		
		Blosson Heights - 2 pgs	9	00		
2-13		Mobil Oil - 3 pgs	13	50		



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

*Final
App'd
Subject
to*

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: BLOSSOM HEIGHTS MAJOR SUBDIVISION (SECTION 1)
PROJECT LOCATION: RILEY ROAD
PROJECT NUMBER: 86-74
DATE: 28 AUGUST 1991
DESCRIPTION: THE APPLICATION INVOLVES THE MAJOR SUBDIVISION OF A 42.76 +/- ACRE PARCEL INTO ELEVEN (11) SINGLE-FAMILY RESIDENTIAL LOTS. THIS APPLICATION REPRESENTS THE FIRST PHASE OF THE MAJOR SUBDIVISION PROJECT. THE APPLICANT IS SEEKING RE-APPROVAL OF THE SUBDIVISION. THIS REQUEST WAS PREVIOUSLY DISCUSSED AT THE 22 MAY 1991 PLANNING BOARD MEETING.

1. Based on the discussions at the 22 May 1991 meeting, including the recommendation of the Planning Board Attorney, it is my understanding that this re-approval is acceptable, with the Applicant required to comply with any previous conditions and pay the Town the necessary fees.

Should the Board consider a motion of approval for this project, I recommend the following conditions of approval:

- a. The Applicant should be required to post the necessary public improvement bond associated with the Section 1 approval.
- b. The Applicant should be required to pay the Town the required 4% inspection fee for the public improvements.
- c. The Applicant should submit descriptions and Offers of Dedication for the proposed Town Roads in Section 1.
- d. It should be verified that all applicable taxes have been paid in connection with the involved property.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: BLOSSOM HEIGHTS MAJOR SUBDIVISION (SECTION 1)
PROJECT LOCATION: RILEY ROAD
PROJECT NUMBER: 86-74
DATE: 28 AUGUST 1991

- e. It should be verified that the plan stamped joins the "remaining lands" with a building lot, until such time that the next phase of the subdivision is approved.
 - f. The Applicant should be required to pay all necessary Planning Board fees including the re-approval final approval fee, and any outstanding review fees.
2. Other than the recommended conditions noted above, I am aware of no remaining outstanding items relative to the Section 1 approval.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:BLOSSOM2.mk

OWNER: DORFMAN ALBERT
BLOSSOM DORFMAN
& VICTORIA PIKE
4 SALISBURY MANOR
SOUTH NYACK NY 10960

1991 PROP. TAX

BILL NO: 1759

SEC-BLK-LOT: 32244

32-2-44

		TAX	PNLTY	OVR-PMT	BALANCE
ASSMT: \$68500	CHARGED:	5901.76			5901.76
SCH DIST: 331100	1-31-91 PAID:	5901.76			5901.76
	AMT-DUE:				

DISPLAY ANOTHER (Y/N):

1990

OWNER: ALDORF REALTY CORP
EMPLOYEE PROFIT SHARING TRUST
& PIKE VICTORIA S
4 SALISBURY MANOR
SOUTH NYACK NY 10960

BILL NO: 72

SEC-BLK-LOT: 32-2-44

		TAX	PNLTY	OVR-PMT	BALANCE
ASSMT: \$68500	CHARGED:	5905.18	59.05		5964.23
SCH DIST: 331100	2-27-90 PAID:	5905.18	59.05		5964.23
	AMT-DUE:				

DISPLAY ANOTHER (Y/N):

1989

OWNER: ALDORF REALTY CORP
EMPLOYEE PROFIT SHARING TRUST
& PIKE VICTORIA S
4 SALISBURY MANOR
SOUTH NYACK NY 10960

BILL NO: 67

SEC-BLK-LOT: 32-2-44

		TAX	PNLTY	OVR-PMT	BALANCE
SSMT: \$68500.00	CHARGED:	5905.01	59.05		5964.06
	ADJ:		59.05		59.05
1-31-89	PAID:	5905.01		59.05	5964.06
	REF:			59.05	59.05
	AMT-DUE:				0.00

30 May 1991

Page 1 of 2

DESCRIPTION

for

Offer of Dedication to The Town of New Windsor
By Aldorf Realty Employees Pension Fund

Shown as lands to be dedicated to the Town of New Windsor for highway purposes on a plan entitled "Blossom Heights Section 1 Subdivision Plan", as Parcel 1 and Parcel 2, being more particularly described as follows:

PARCEL 1:

BEGINNING at a point in the northerly line of lands of the grantor where said line is intersected by the easterly line of Lot No. 4 as shown on the above referenced plan, running thence the following courses:

1. S $80^{\circ} 29' 00''$ E, 32.32' to a point in Riley Road;
2. S $22^{\circ} 04' 00''$ W, 164.55' to a point in the easterly line of Road "A" as shown on the above referenced plan;
3. Running thence along the new westerly line of Riley Road, N $6^{\circ} 04' 00''$ E, 28.51' to a point;
4. Still along the new westerly line of Riley Road, N $11^{\circ} 44' 55''$ E, 132.26' to the point or place of BEGINNING.

CONTAINING 2,782 square feet of land more or less.

ALSO all that certain piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, being more particularly described as follows:

PARCEL 2:

BEGINNING at a point in the southerly line of lands of the Grantor where said line is intersected by the easterly line of Lot No. 6 as shown on the above referenced map, running thence the following courses:

1. Along the newly established westerly line of Riley Road, N $4^{\circ} 36' 34''$ W, 63.25' to a point;
2. Still along said line, N $8^{\circ} 29' 42''$ W, 195.70' to a point;

30 May 1991

Page 2 of 2

DESCRIPTION
for
Offer of Dedication to The Town of New Windsor
By Aldorf Realty Employees Pension Fund

3. Still along said line, N $3^{\circ} 55' 05''$ W, 87.46' to a point;
4. S $12^{\circ} 49' 00''$ E, 225.88' to a point in Riley Road;
5. S $6^{\circ} 56' 56''$ E, 121.00' to a point in Riley Road;
6. S $81^{\circ} 59' 21''$ W, 25.02' to the point or place of BEGINNING.

CONTAINING 6,024 square feet of land more or less.

mar91"aldorf des"

30 May 1991

Page 1 of 4

DESCRIPTION
for
Lands to be Dedicated to The Town of New Windsor
for Highway Purposes

All that certain piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, being known as Road "A" and Road "B" as shown on a plan entitled "Blossom Heights Section I Subdivision Plan", being more particularly described as follows:

BEGINNING at a point in the westerly line of Riley Road where said line is intersected by the southerly line of Road "A" as shown on the above referenced map, running thence the following courses:

1. Along the southerly line of Road "A", N 84° 47' 06" W, 185.18 to the intersection of said line with the easterly line of Road "B";
2. Along the easterly line of Road "B", S 5° 12' 54" W, 167.00' to a point;
3. Along the easterly and southerly line of Road "B" on a curve to the right having a radius of 125.00' a distance of 127.65' to a point;
4. Still along the southerly line of Road "B", S 63° 43' 28" W, 215.33' to a point;
5. Crossing Road "B", N 26° 16' 32" W, 50.00' to a point;
6. Running thence along the northerly line of Road "B", N 63° 43' 28" E, 215.33' to a point;
7. Along the northerly and westerly line of Road "B" on a curve to the left having a radius of 75.00' a distance of 76.59' to a point;
8. Still along the westerly line of Road "B", N 5° 12' 54" E, 171.79' to the intersection of said line with the southerly line of Road "A";
9. Along the southerly line of Road "A", N 72° 41' 25" W, 120.32' to a point;

30 May 1991

Page 2 of 4

DESCRIPTION
for
Lands to be Dedicated to The Town of New Windsor
for Highway Purposes

10. Still along said line, N $84^{\circ} 47' 06''$ W, 110.70' to a point;
11. On a curve to the left having a radius of 300.00' a distance of 77.92' to a point;
12. Crossing Road "A", N $9^{\circ} 40' 02''$ W, 50.00' to a point;
13. Along the northerly line of Road "A" on a curve to the right having a radius of 350.00' a distance of 90.91' to a point;
14. Still along the northerly line of Road "A", S $84^{\circ} 47' 06''$, E 465.92' to a point in the Westerly line of Riley Road;
15. Along said line, S $11^{\circ} 44' 55''$ W, 12.08' to a point;
16. Still along said line, S $6^{\circ} 04' 00''$ W, 68.00' to the point or place of BEGINNING.

TOGETHER with two (2) temporary cul-de-sac easements for turn-around purposes being more particularly described as follows:

EASEMENT "A"

BEGINNING at a point in the northerly line of Road "A", at the terminus of course #12 above described, running thence the following courses:

1. Along the northerly line of Road "A" on a curve to the right having a radius of 350.00' a distance of 56.66' to a point on the temporary cul-de-sac;
2. Thence along the cul-de-sac, having a radius of 60.00' in a counter-clockwise direction a total distance of 325.23' to a point in the southerly line of Road "A";
3. Along the southerly line of Road "A" on a curve to the left having a radius of 300.00' a distance of 52.47' to a point;

30 May 1991

Page 3 of 4

DESCRIPTION

for

Lands to be Dedicated to The Town of New Windsor
for Highway Purposes

4. Crossing Road "A", N 9° 40' 02" W, 50.00' to the point or place of BEGINNING.

TOGETHER with a temporary utility easement, fifty (50) feet in width, being an extension of Road "A" on the westerly side of the above described temporary cul-de-sac, being more particularly described as follows:

BEGINNING at a point in the sixty (60) foot radius of the above described cul-de-sac, said point being 52.47' as measured along an arch 300.00' from the most westerly end of Road "A" as above described, said point being in the northerly line of Lot-No. 11 on the above referenced Subdivision plan, running thence the following courses:

1. Still along the northerly line of Lot No. 11 on a curve to the left having a radius of 300.00' a distance of 36.17' to a point;
2. Running through lands of the Grantor, N 26° 35' 46" W, 50.00' to a point;
3. Still through lands of the Grantor on a curve to the right having a radius of 350.00' a distance of 46.75' to a point in the westerly end of the above described cul-de-sac;
4. Along said cul-de-sac on a curve to the left having a radius of 60.00' a distance of 51.77' to the point or place of BEGINNING.

EASEMENT "B"

BEGINNING at a point in the northerly line of Road "B" at the terminus of course #5 in the above described Description for Dedication for Highway Purposes, running thence the following courses:

30 May 1991

Page 4 of 4

DESCRIPTION
for
Lands to be Dedicated to The Town of New Windsor
for Highway Purposes

1. Along the northerly line of Road "B", N $63^{\circ} 43' 28''$ E, 65.89' to a point on the temporary cul-de-sac;
2. Thence along the cul-de-sac, having a radius of 60.00' in a counter-clockwise direction a total distance of 325.23' to a point in the southerly line of Road "B";
3. Along said line, S $63^{\circ} 43' 28''$ W, 65.89' to a point;
4. Crossing Road "B", N $26^{\circ} 16' 32''$ W, 50.00' to the point or place of BEGINNING.

ALSO all that certain piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, being a twenty (20) foot wide storm drainage easement as shown on the above referenced subdivision plan, said easement being more particularly described as follows:

BEGINNING at a point in the northerly line of Road "A", where said line is intersected by the division line between Lot No. 2 and Lot No. 3 as shown on the above referenced map, running thence the following courses:

1. Along said division line, N $5^{\circ} 12' 54''$ E, 146.56' to a point;
2. Running through Lot No. 3, S $84^{\circ} 47' 06''$ E, 20.00' to a point;
3. Still running through Lot No. 3, S $5^{\circ} 12' 54''$ W, 146.56' to a point in the northerly line of Road "A";
4. Along said line, N $84^{\circ} 47' 06''$ W, 20.00' to the point or place of BEGINNING.

mar91*t/nw ded des"

CORRESPONDENCE: BLOSSOM HEIGHTS - SUBDIVISION
REAPPROVAL (86-74)

William Hildreth, L.S. of Grevas & Hildreth came before the Board representing this proposal.

MR. HILDRETH: We are here for the reapproval of Section 1 eleven lots of Blossom Heights, first approval was 28 February 1990 subject to engineering comments which were the descriptions for offers for dedication to be provided. They have been. Public improvement bond estimate done, that's been done. And also attached remaining lands which were Sections 2 and 3 to one of the lots. That was done. The plans show it if the Board wants me to -- we have attached the remaining lands to lot 1 that solves the problem that Mark Edsall brought up about County Health later on if we say not a building lot, how do they approve a subdivision. That will allow for Sections 2 and 3 to be done.

Then, I appeared before the Planning Board on the 22nd of May to inquire about the approval of Section 1 because the extension had run out. It was decided to continue, and posed the previous comments as well as make sure that the old engineering fees have been paid and they have been. Pay new application fees, we have done that. And provide proof of taxes paid on the property, that's been done. So, we are here to ask for the Board's reapproval of Section 1.

At the same time, I would also like the Board to consider an extension of the preliminary approval for remaining sections so we can continue with that. It was approved, the preliminary plan was granted approval on February 10th, 1988 and one extension was granted August 9th, 1989. And nothing since then.

MR. VAN LEEUWEN: I see no problem. I'll so move.

MR. DUBALDI: Mark, did you have some comments you wanted to make?

MR. EDSALL: What are you voting on now, the preliminary or the new approval?

MR. SCHIEFER: New approval.

sect. 1

MR. EDSALL: I'd just ask that although Bill has indicated that items have been done just make it subject to my comments which lists the various things.

MR. VAN LEEUWEN: Subject to Mark's comments.

MR. MC CARVILLE: I'll second it.

MR. SCHIEFER: I only have one map here if you want to look at it but it's pretty much what we approved previously. Motion has been made and seconded that we approve the subdivision for Blossom Heights Section 1 subject to Mark Edsall's comments.

MR. EDSALL: Just Section 1, final approval.

MR. MC CARVILLE: Comments subject to Mark Edsall's comments dated August 28th, 1991.

ROLL CALL:

Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. HILDRETH: Before we talk about the extension of the preliminary, there's a couple other things that I'd like to discuss with the Board. With me is Joseph Montana and Bill Tinen (phonetic), who are contract vendees with Aldorf Realty for this parcel and they'd like to ask the Board about clearing and grading, rough grading the road and also clearing small areas where the houses would go for sales purposes. In other words, put a model up on one of the lots, clear the road so you can drive in, put a driveway in and be able to show now this is where the house would go, this is where the house would go.

MR. SCHIEFER: Once we have approved this, what does he need now?

MR. BABCOCK: He just really needs to pay the fees and get the map stamped and then he can do it. The bonding has to be in, plans are they to be town roads?

MR. EDSALL: Yes. Are you looking to do this before or after the plan is stamped.

MR. HILDRETH: They were looking to do it as soon as they could.

MR. EDSALL: If you're going to do it before the plan is stamped, technically they haven't paid the fees then he needs approval. Once it's stamped, he doesn't need to ask you so depends.

MR. PETRO: Why don't you have it all done, get it stamped and get the fees paid and get a bulldozer in there.

MR. HILDRETH: All right, thank you and now what about the extension for the remainder of the project Sections 2 and 3?

MR. MC CARVILLE: I make a motion that we grant six month extension for Blossom Heights Major Subdivisions Sections 2 and 3.

MR. VAN LEEUWEN: I'll second that.

MR. SCHIEFER: Motion has been made and seconded that we grant a six month extension to Sections 2 and 3, Blossom Heights Major Subdivision.

ROLL CALL:

Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

40% of Board

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

12 February 1992

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Att: Mr. James Petro, Jr.

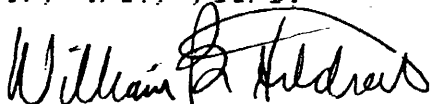
SUBJECT: BLOSSOM HEIGHTS SUBDIVISION

Dear Mr. Petro:

The Town of New Windsor Planning Board granted Final Approval to Section I, and Preliminary Approval Extension to Sections II and III on 28 August 1991. A request is hereby made that the Planning Board grant a ninety (90) day extension to the Final Approval for Section I, and a six month extension of the Preliminary Approval for Sections II and III. This request is being made at this time on behalf of the owners and project developers in order to have the extensions in place prior to their expiration on 28 February 1992.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,


William B. Hildreth, L.S.

WBH/cmg

cc Montana Contacting Corporation
Aldorf Realty Corp

2/26/92 -
6 Month Extension granted on Section 2 & 3
90 Day " " on Section 1

CORRESPONDENCE: LETTER, BLOSSOM HEIGHTS REQUEST

MR. PETRO: We have a letter requesting an extension of appeal. I think there's going to be two parts to this, is that correct?

MR. EDSALL: Just as a reminder, Blossom Heights Subdivision came in and had received, to my understanding, preliminary approval for the overall subdivision. They are number one requesting a six month extension to the preliminary approval. And that would apply to sections two and three. So, if you want that is step number 1. Step 2, this Board has already granted conditional final approval to Phase I. They are looking for 90 day extension of that conditional final approval for section 1. So, there's two different actions. They are asking for --

MR. VAN LEEUWEN: They are asking for additional 90 day?

MR. EDSALL: For the section 1 conditional final approval, they are looking for a 90 day.

MR. VAN LEEUWEN: Somebody is building in there.

MR. EDSALL: In section 1 there might be one.

MR. BABCOCK: You guys authorized cutting of the road and the model to be built.

MR. VAN LEEUWEN: I'm just asking, I'm not trying to put you on the spot, Mike.

MR. PETRO: Motion to do that while we're on that one.

MR. VAN LEEUWEN: I'll so move.

MR. SCHIEFER: I'll second it.

MR. PETRO: We have a motion from Mr. VanLeeuwen for 90 day approval on Phase I and the approval of Phase I for 90 days and it is seconded.

MR. SCHIEFER: Any further discussion?

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Schiefer	Aye
Mr. Dubaldi	Aye
Mr. Petro	Aye

MR. SCHIEFER: Make a motion --

MR. EDSALL: That 90 day count will commence on February 24th, 1992, when the original 180 days expired.

MR. SCHIEFER: I make a motion we give 6 month extension to Phase II and III for preliminary approval.

MR. DUBALDI: I'll second that.

MR. PETRO: We have a motion before the New Windsor Planning Board on the Blossom Heights Subdivision for a 6 month extension approval on the preliminary approval of Phase II and III. It was made by Mr. Schiefer and seconded by Mr. Dubaldi. Any further discussion?

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Schiefer	Aye
Mr. Dubaldi	Aye
Mr. Petro	Aye

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

29 May 1992

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Att: Mr. James R. Petro, Jr., Chairman

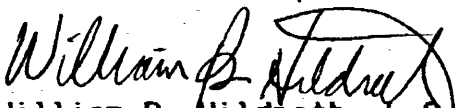
SUBJECT: BLOSSOM HEIGHTS SUBDIVISION SECTION I

Dear Mr. Petro:

The Town of New Windsor Planning Board granted a ninety (90) day extension to the Final Approval for Section I on 26 February 1992. A request is hereby made to grant a ninety (90) day extension to the Section I Final Approval retroactive to 28 February 1992. Under the current Town of New Windsor regulations, this is the final extension permissible in the Subject matter.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,


William B. Hildreth, L.S.

WBH/cmg

cc Montana Contracting Corporation
Aldorf Realty Corporation



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

SEND TO Q.C.P.O. # 1 # 2

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, JUNE 10, 1992 - 7:30 P.M.

TENTATIVE AGENDA

Call to Order
Roll Call
Approval of Minutes Dated: (Not received)

RECEIVED

JUN 8 1992

McGoey, Hauser & Edsall
Consulting Engineers, P.C.

CK# 1947
PAID

- a. Hudson View Mobile Home Park - Annual Review 270⁰⁰/100
- b. Paradise Mobile Home Park - Annual Review 380⁰⁰/100

CK# 710 PAID

REGULAR ITEMS:

LEAD AGENCY
SET UP FOR P/H

LEAD AGENCY
DAIVE P/H

PROVED SUBJECT TO NEW PLAN
APPROVED

LEAD AGENCY

EG DEC DISCUSSION:

1. Mans, Casey Site Plan (92-11) Rt. 207 (Kennedy)
2. Duggan, Crotty & Lydecker Subdivision (92-22)
Rt. 207 (Crotty)
3. Javdan, Parviz Subdivision (92-23) Beattie Rd.
(Staz)
4. Quassaick Fire Co. Site Plan (92-24) (J. Babcock)
APPROVED NO BUILDING PERMIT UNTILL THEY RETURN
FOR A FINAL SITE + BUILDING LAYOUT

CANCEL BY APPLICANT: 5. Twin Arch Sub. (90-18) Twin Arch Rd.
TO BE ON 6/24/92

6. Pizzo Zone Change (87-61)

CORRESPONDENCE:

7. Blossom Hts. Subdivision Section I - request for
extension of approval (86-74)
APPROVED 360 DAY FROM 8-28-91

PRESUBMISSION:

LEAD AGENCY
VES DEC

8. DeDominicus Site Plan - Rt. 32 (Cuomo)
APPROVED

(NEXT MEETING - JUNE 24, 1992)

REVISED 6/4/92

CORRESPONDENCE:

Blossom Heights Subdivision:

BY MR. BABCOCK: That was on the last time and we discussed that a finalized that, I'm not even sure what was the project we discussed last time?

BY MR. PETRO: The Town of New Windsor Planning Board granted a 90 day extension to the final approval for Section I on 26 February, 1992. A request is hereby made to grant 90 day extension to approval retroactive.

BY MR. KRIEGER: Last time was Quality Homes according to the agenda. It's different.

BY MR. PETRO: The, under the current Town of New Windsor regulations this is the final extension permissible in the subject matter.

BY MR. LANDER: What is the reason for asking?

BY MR. BABCOCK: Blossom Heights, because of the extension of the water and sewer line I'm sure and the economy.

BY MR. EDSALL: Just for the record, just so you have it noted in there, their original approval expired all together. They came back in and rather speedily had a reapproval, that was on August 28, 1991, so they would basically have a situation where this, I believe, is their second 90 day. In any case, their application would again totally expire and not be able to be extended once there is 360 days from August 28, 1991. So they should be advised of that.

BY MR. PETRO: The way the letter is reading the request is hereby made to grant a 90 day extension to the Section I final approval retroactive to 28 February 1992. What good would that do? It's already expired. If we granted it, he technically, technically they failed to act within the period and technically the application has expired. That's only three months, that would only take them to March, April, to June 1st anyway.

BY MR. EDSALL: This has been extended so many times, I really don't know. Given the second 90 day

June 10, 1992

53

extension, they have no more than 360 days from August 28, 1991, if you wanted to extend the approval to that time, that's the most you can do.

BY MR. PETRO: Let's just give them --

BY MR. SCHIEFER: I make a motion we give them the last extension maximum length of time we can give them, 90 days.

BY MR. EDSALL: Last 90 days which we'll tell them expires 360 days from August 28, 1991.

BY MR. PETRO: I'll make that motion.

BY MR. LANDER: I'll second it.

BY MR. PETRO: Motion has been made and seconded to grand Blossom Heights Subdivision Section I a full 90 day extension to bring them up to August --

BY MR. EDSALL: 360 days from August 28, 1991.

BY MR. PETRO: Any further discussion? If not, roll call.

ROLL CALL:

Mr. Schiefer: Aye.

Mr. Lander: Aye.

Mr. Petro; Aye.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

22 July 1992

MEMORANDUM

TO: Richard D. McGoeY, P.E., Principal

FROM: Mark J. Edsall, P.E., Principal

SUBJECT: BLOSSOM HEIGHTS SUBDIVISION - PHASE 1
(A/K/A/ WINDSOR WOODS)
FIELD EVALUATION 21 JULY 1992

Pursuant to your request on 21 July 1992, on same date I visited the subject project site to evaluate the work completed to date, such that a response can be made to the Developer's request for a re-calculation of the Public Improvement Bond Estimate. At the time of our visit we spoke with Glen Magnotta, who represented the Contractor/Developer. We discussed the status of the project and confirmed the following items:

1. The project roadways have been cleared and grubbed, for access to each lot.
2. A good portion of the waste material from the clearing has been removed; however, some waste materials exist along the right-of-way line. Such materials must be properly removed and disposed of.
3. The project roadways have had some minor grading performed, for access purposes. The road is currently not at finished subgrade elevation (i.e. all fills and cuts have not been performed).
4. As a reminder, we advised Mr. Magnotta that it was absolutely necessary that he contact our office and the Highway Superintendent giving proper advance notice of when road grading operations would be performed. Our concern is primarily with fill areas, such that the type material used and the method of placement can be monitored.
5. The side slope grading both within the right-of-way and outside the right-of-way had not been completed.

22 July 1992

-2-

Based on the above, it is my opinion that the only reduction that can occur in the bond amount is with regard to a percentage of the clearing and grubbing. Some allowance can be granted for the striping and stockpiling of topsoil as part of this item. Inasmuch as the construction cost estimate does not delineate a line item for clearing and grubbing (it indicates "clear, grade, & subbase" at a value of \$31,320.00), I have also referred to the "estimate sheet" dated 7/19/91, evidentially provided by the Developer. This sheet could be utilized to provide an adjustment for the following amounts:

- | | | |
|----|---|----------|
| 1. | Clearing - cut, chip and bury stumps (\$10,000) 90% = \$9,000 | |
| 2. | Strip and stockpile topsoil | -1,687 |
| | TOTAL RECOMMENDED REDUCTION | \$10,687 |

Based on my records, it appears that the Planning Board granted conditional final subdivision approval to the application on 28 August 1991. The conditions of approval included my engineering review comments, a copy of which are attached hereto. Prior to the stamping of the plan, it should be confirmed that each of these items has been acceptably completed. Based on my file information, it appears that Bill Hildreth of Grevas and Hildreth Surveyors, by transmittal letter dated 15 July 1992 (copy attached), provided metes and bounds descriptions, although formal offers of dedication may still be necessary. In addition, engineering fees were paid in the amount of \$1,878.50, which I believe were part of the new application to the Planning Board, which received approval in August 1991 (I believe the 4% inspection fee has not been paid as of this time). It would be beneficial to have Myra investigate the status of these items, prior to having Ron Lander stamp the subdivision plans.

Respectfully submitted,

Mark J. Edsall
Mark J. Edsall, P.E.
Planning Board Engineer

MJEss

cc: James A. Petro, Planning Board Chairman
Myra Mason, Planning Board Secretary

Encl.as

a:blossom.ss

**BARCLAYS***Will Murray*
BARCLAYS BANK OF NEW YORK, N.A.

390 NORTH BROADWAY

JERICHO, NEW YORK 11753

TEL: (516) 931-1779 - FAX: (516) 931-1883

TELEX: 153252533 BARISLELOD

August 28, 1992

IRREVOCABLE DOCUMENTARY LETTER OF CREDIT NO. 333-83/92s

UNIVERSAL BONDING INSURANCE COMPANY

518 STUYVESANT AVENUE

P.O. BOX 615

LYNDHURST, NJ 07071-9836

Expiration: August 28, 1993

Gentlemen:

By order of our client, Windsor Woods, Inc., 1 Depew Avenue, Nyack, NY 10960 we hereby establish this Irrevocable Letter of Credit No. 333-83/92s in your favor for an amount up to but not exceeding the aggregate sum of Seventy Five Thousand Dollars (US\$75,000.00), effective immediately, and expiring at the offices of Barclays Bank of New York, N.A., 390 North Broadway, Jericho, NY 11753 on August 28, 1993 unless renewed as hereinafter provided.

Funds under this Letter of Credit are available to you against your sight draft(s), signed by your authorized corporate officer, drawn on us bearing the clause "Drawn under Credit No. 333-83/92's"

This Letter of Credit will be automatically renewed for a one year period upon the expiration date set forth above and upon each anniversary of such date, unless at least sixty (60) days prior to such expiration date, or prior to any anniversary of such date, we notify both you and our client in writing by certified mail that we elect not to so renew this Letter of Credit.

Upon receipt by you of our notice of election not to renew this Letter of Credit, you may draw hereunder by your sight draft(s) drawn on us and bearing the clause "Drawn under Credit No. 333-83/92s."

This Letter of Credit sets forth in full the terms of our undertaking and such undertaking shall not in any way be modified, amended or amplified by reference to any documents or instrument referred to herein or in which this Letter of Credit is referred to or to which this Letter of Credit relates and any such reference shall not be deemed to incorporate herein by reference any document or instrument.

All bank charges and commissions incurred in this transaction are for the applicant's account. Any funds drawn hereunder and unused at the time you are discharged as Surety on all bond(s) or undertaking(s) on behalf of our client will be repaid to us by you.

We hereby agree with the drawers, endorsers, and bonafide holders of drafts drawn under and in compliance with the terms of this credit that such drafts will be duly honored upon presentation to the drawee.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Commercial Documentary Credits (1963 Revision), I.C.C. Publication No. 400.

BARCLAYS BANK OF NEW YORK, N.A.

SAMPLE

Authorized Signature ()

Authorized Signature ()

ORIGINAL TO BE

SIGNED + DELIVERED

171
ing

Planning Board

112

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., AUGUST 12, 1992; 7:30 P.M.
NEW WINDSOR TOWN HALL
NEW WINDSOR, NEW YORK

BOARD MEMBERS PRESENT: Supervisor Green, Councilman Heft,
Councilwoman Fiedelholz, Councilman
Spignardo, Councilman Finnegan.

OTHER OFFICIALS PRESENT: Comptroller Reis, Town Attorney
Seaman, Police Chief Koury.

SALUTE TO FLAG

Supervisor Green called to order the Regular Town Board and Water Board Meeting and presided over same.

#1 On Agenda - Minutes

Motion by Councilman Spignardo, seconded by Councilman Heft that the Town Board of the Town of New Windsor approve the Minutes of the Public Hearing regarding COMMUNITY DEVELOPMENT PROGRAM, the Public Hearing regarding PROPOSED LOCAL LAW ZONING MAP CHANGE, and the Regular Town Board and Water Board Meeting, all held on July 15, 1992, as per the copies posted on the Town Clerk's Bulletin Board in the Town Hall and same distributed to each of the Town Board Members.

Roll Call: All Ayes

Motion Carried: 5-0

UNFINISHED BUSINESS

NONE

HIGHWAY DEPARTMENT

X

Faintly

- 

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., AUGUST 12, 1992

Sheet 2

WATER DEPARTMENT

#3 on Agenda - Motion-Authorization to advertise for sealed bids-
Water Meters

Motion by Councilwoman Fiedelholtz, seconded by Councilman Heft that the Town Board of the Town of New Windsor authorize the Town Clerk to advertise pursuant to law, calling for sealed bids for water meters, said bids to be received and publicly opened at 3:00 P.M., on the 10th day of September, 1992, at the office of the Town Clerk, Town Hall, 555 Union Avenue, New Windsor, New York. The Town Board reserves the right to accept or reject any and/or all bids.

Roll Call: All Ayes

Motion Carried: 5-0

#4 On Agenda - Motion-Authorize Town Clerk to advertise for bids-
Chemicals

Motion by Councilman Spignardo, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor authorize the Town Clerk to advertise calling for sealed bids for chemicals to be used by the Water Treatment Plant as requested by the Water Superintendent, to be publicly opened on the 10th day of September, 1992, at 3:00 P.M., in the office of the Town Clerk, Town Hall, 555 Union Avenue, New Windsor, New York. The Town Board reserves the right to accept or reject any and/or bids.

Roll Call: All Ayes

Motion Carried: 5-0

SANITATION DEPARTMENT

#5 On Agenda - Motion-Auth. Supervisor to execute Outside User

Motion by Councilman Heft, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor authorize the Supervisor to execute an agreement between RICHARD W. THORPE and DOROTHY A. THORPE with the TOWN OF NEW WINDSOR, said agreement allowing users to tie into the municipal sewer system as an outside user in Sewer District #19 (Section 65 - Block 1 - Lot 14.21).

Roll Call: All Ayes

Motion Carried: 5-0

#6 On Agenda - Motion-Auth. Supervisor to execute Outside User Agreement-Fritz w TNW SD #19

Motion by Councilman Heft, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor authorize the Supervisor to execute an Outside User's Agreement with EDWARD E. FRITZ, JR. and THERESA B. FRITZ for parcel known as Section 65, Block 1, Lot 14.1, said parcel located within Sewer District #19.

Roll Call: All Ayes

Motion Carried: 5-0

#7 On Agenda - Motion-Authorize Supervisor to execute-Easement Massowd/Shepro to TNW - SD #17 (Section 35, Block 1, Lots 30 & 32)

Motion by Councilwoman Fiedelholtz, seconded by Councilman Heft that the Town Board of the Town of New Windsor authorize the Town Supervisor to execute an easement between JAMES J. MASSOWD, JOYCE M. MASSOWD and LOUISE B. SHEPRO to The TOWN OF NEW WINDSOR, said easement being for sanitary sewage for Sewer District #17.

Roll Call: All Ayes

Motion Carried: 5-0

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., AUGUST 12, 1992

Sheet 3

GENERAL

#8 On Agenda - Motion-Authorize addition to Town depository list

Motion by Councilman Spignardo, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor authorize Merrill Lynch, Pierce, Fenner and Smith, Inc. as an additional depository for municipal funds. This authorization to be specifically for investments in their flexicash program, with the Bank of New York as the third party custodian bank.

Roll Call: All Ayes

Motion Carried: 5-0

#9 On Agenda - Receive and file - Petitions

Hearing no objections, the Town Board of the Town of New Windsor receive and file with the Town Clerk, Petitions, signed by residents and business people, regarding the Walsh Road sidewalk and curb project.

#10 On Agenda - Receive and file - Demand for payment

Hearing no objections, the Town Board of the Town of New Windsor receive and file with the Town Clerk, Demand for Payment regarding The Bank of New York against the Town of New Windsor, its Assessor and Board of Review.

#11 On Agenda - Motion - Authorizing call of Public Hearing-Amending
Chapter 48 Zoning - ZBA Membership

Motion by Councilman Finnegan, seconded by Councilman Spignardo that the Town Board of the Town of New Windsor authorize the Town Clerk to advertise according to law, calling for a public hearing to consider an amendment to Chapter 48 - Zoning - by amending Article VIII, Section 48-32.A, to reduce the number of members

of the Zoning Board of Appeals from 1 to 5, said hearing to be held on the 16th day of September, 1992, at 7:30 P.M. at the Town Hall, 555 Union Avenue, New Windsor, New York.

Roll Call: All Ayes

Motion Carried: 5-0

#12 On Agenda - Motion-Calling a Public Hearing-Proposed Sewer Assessment Roll for 1993

Motion by Councilwoman Fiedelholz, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor authorize the Town Clerk to advertise calling for a Public Hearing, to be held on September 2, 1992, at 7:30 P.M. in the Town Hall, 555 Union Avenue, New Windsor, New York, to hear all persons of the Town of New Windsor in all Sewer Districts, interested in the Proposed Sewer Assessment Roll for 1993.

Roll Call: All Ayes

Motion Carried: 5-0

#13 On Agenda - Motion-Authorization for execution of state aid application-Recreation Department

Motion by Councilman Spignardo, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor authorize the Supervisor to execute a Project Application to the New York State Executive Department, Division for Youth, in the amount of \$22,937.00. Said amount representing \$7,222.00 for Recreation and \$15,715.00 for Youth Initiatives Project (JAB).

Roll Call: All Ayes

Motion Carried: 5-0

#14 On Agenda - Receive and file - Petitions

Hearing no objections, the Town Board of the Town of New Windsor receive and file with the Town Clerk, Petitions, signed by residents and homeowners on Forrest Hills Road and Quassaick Avenue regarding the creek behind their homes.

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., AUGUST 12, 1992

Sheet 4

- #15 On Agenda - Receive and file-Article 78 Proceeding Walnut St.
Homeowners Assoc., et al v.
TNW Planning Board et al

X Hearing no objection, the Town Board of the Town of New Windsor receive and file an Article 78 Proceeding entitled, "In the Matter of the Application of WALNUT STREET HOMEOWNERS ASSOCIATION, SIDNEY H. WEINHEIM, VINCENT PALMIERI and JOHN FESCOE, Petitioners, for a Judgment Pursuant to Article 78 of the Civil Practice Law and Rules, against TOWN OF NEW WINDSOR PLANNING BOARD and QUASSAICK FIRE ENGINE COMPANY, Respondents", same being referred to the Attorney's office for handling.

- #16 On Agenda - Receive and file-Request for street light

Hearing no objections, the Town Board of the Town of New Windsor receive and file with the Town Clerk, a letter submitted by Inda C. Porteous, 12 Fern Avenue, New Windsor, New York, requesting an additional street light on Fern Avenue, also authorize the Town Clerk to contact Central Hudson Gas & Electric for a cost estimate.

- #17 On Agenda - Motion-Authorize Supervisor to execute Amendment
to the State and Local Agreement-Selective
Traffic Enforcement Program

Motion by Councilman Spignardo, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor authorize the Supervisor to execute an Amendment to the Selective Traffic Enforcement Program between the STATE OF NEW YORK/COUNTY OF ORANGE and TOWN OF NEW WINDSOR.
Roll Call: All Ayes Motion Carried: 5-0

- #18 On Agenda - Motion-Establish performance bond - Windsor Woods

X Motion by Councilman Heft, seconded by Councilwoman Fiedelholz that the Town Board of the Town of New Windsor establish a performance bond in the amount of \$309,000.00 for Windsor Woods to be deposited with the Town Clerk, in addition all outstanding fees must be paid, including an Engineering Review fee in the amount of \$12,800.00. As per the recommendation of McGoey, Hauser and Edsall Consulting Engineers, P.C.

Roll Call: All Ayes

Motion Carried: 5-0

#19 On Agenda - Receive and file - Notice of Claim

Hearing no objections, the Town Board of the Town of New Windsor receive and file a Notice of Claim entitled, "In the Matter of the Claim of CRAIG E. MC BATH, against the TOWN OF NEW WINDSOR", dated August 11, 1992, same to be referred to the Attorney's office for processing.

#20 On Agenda - Motion-Authorization to advertise for sealed bids-
Walsh Rd. Sidewalk Project FY 92
Community Development

Motion by Councilman Spignardo, seconded by Councilman Heft that the Town Board of the Town of New Windsor authorize the Town Clerk to advertise pursuant to law, calling for sealed bids for the WALSH ROAD SIDEWALK PROJECT (installation of curbs and sidewalks in the Clancy Avenue/Walsh Road area), said bids to be received and publicly opened at 3:00 P.M. on the 10th day of September, 1992, at the Office of the Town Clerk, Town Hall, 555 Union Avenue, New Windsor, New York. The Town Board reserves the right to accept or reject any and/or all bids.

Roll Call: All Ayes

Motion Carried: 5-0

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., AUGUST 12, 1992

Sheet 5

#21 On Agenda - Motion-Authorization for final payment-Whiteleaf
Elec. NWMC

Motion by Councilman Heft, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor authorize the Comptroller to issue final payment in the amount of \$1,482.00 to WHITELEAF ELECTRIC CONTRACTING, INC. for the New Windsor Municipal Complex in accordance with their correspondence dated July 27, 1992.
Roll Call: All Ayes Motion Carried: 5-0

#22 On Agenda - Motion-Authorizing March-A-Thon Living History
Association

Motion by Councilman Heft, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor authorize the scheduling of a March-a-Thon celebrating the Quincentennial Voyage of Columbus 1492-1992 to be sponsored by the LIVING HISTORY ASSOCIATION, same to take place on Saturday and Sunday, October 17th and 18th, 1992, and that the LIVING HISTORY ASSOCIATION provide, at its own expense, all security, insurance and other expenses associated with the above event.
Roll Call: All ayes Motion Carried: 5-0

#23 On Agenda - OFFICIALS REPORTS

The following reports were received, recorded and filed with the Town Clerk:

Building Inspector's report for the month of June, 1992
New Windsor Volunteer Ambulance Corps report for the month of June, 1992
Recreation Director's report for the month of July, 1992
Town Justice Thorpe's report for the month of July, 1992
Town Justice Suttlehan's report for the month of July, 1992
Town Clerk's report for the month of July, 1992
Fire prevention report for the month of July, 1992
New Windsor Volunteer Ambulance Corps report for the month of July, 1992
Tax Receiver's report (Water/Sewer/Garbage) for the month of July, 1992
Building Inspector's report for the month of July, 1992
Social Service Director's report for the month of July, 1992

#24 On Agenda - PUBLIC FORUM

TAPE #1, SIDE A, TAPE #155

Raymond Hiemstra: I would just like to know what the status is on the Code of Ethics. They established a Committee last year, about a year ago, had a public meeting.

Supervisor Green: We met and selected three of the five required members. We are going to be looking for two more members. There were eleven applicants; of the eleven applicants we selected three members on Monday night.

Raymond Hiemstra: Will it take another year to get the other two? I don't know, I mean it seems strange to me that something like this would take so long.

Supervisor Green: The law requires that there be no more than two members of each party. Of the members that we selected, we've selected two Democrats and one Republican of the applicants. We're in need of one more Republican and an Independent.

Frances Homin: A resident on Route 94, in the vicinity of Caesars Lane, they're asking for a traffic light.

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., AUGUST 12, 1992 Sheet 6

Supervisor Green: A traffic light where?

Frances Homin: 94 and Caesars Lane, where the intersection is.

Supervisor Green: That would be a petition for the State Department of Transportation.

Frances Homin: There's a lot of accidents there.

Supervisor Green: We could receive that request and forward it to the State but truthfully, Fran, I don't think it will fly by the State. If we can't get them to agree to lower the speed limit on Route 9-W where we've had so many fatal accidents, I'm hard pressed to believe that they'll put a signal light on 94. The more traffic we get at that location, the worse it gets. I know it's bad getting out of there. If somebody wants to write a letter requesting, we would most certainly forward it on to the Department of Transportation.

Frances Homin: Okay.

Hearing no others wishing to speak, Supervisor Green entertained a motion to close the Public Forum Portion of the Agenda.

Motion by Councilman Heft, seconded by Councilman Spignardo that the Town Board of the Town of New Windsor close the Public Forum Portion of the Meeting.

Roll Call: All Ayes

Motion Carried: 5-0

#25 On Agenda - ADJOURN

Motion by Councilman Heft, seconded by Councilman Spignardo that the Town Board of the Town of New Windsor adjourn the Regular Town Board and Water Board Meeting at 7:45 P.M.

Roll Call: All Ayes

Motion Carried: 5-0

Respectfully submitted,



PAULINE G. TOWNSEND
TOWN CLERK



1 Depew Avenue Nyack, New York 10960 (914) 358-1778 fax: 358-3639

August 26, 1992

Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N.Y. 12553
Attn: Mr. James Petrow, Chairman

RE: WINDSOR WOODS SUB-DIVISION
(BLOSSOM HEIGHTS)

Dear Mr. Chairman:

Please accept this letter as a formal request for the extension of the preliminary approvals for Sections 2 and 3 of the above referenced sub-division. The current approval extension expires on August 28, 1992.

This developer is presently working with officials of the Township of New Windsor to finalize municipal sewer and water to Sections 2 and 3. We shall diligently pursue the final approval of these sections upon receipt and resolve of any open items.

We respectfully request a six (6) month extension on the current preliminary approval.

Thank you in advance. I remain,

Very truly yours,

Saul Silverman, V.P.
for Windsor Woods (Blossom Heights)

SS:bg

8/26/92:
Granted 6 mos. extension of preliminary
approval to Sect. 2+3.

MEMORANDUM FOR FILE

TO: BLOSSOM HEIGHTS (A.K.A. WINDSOR WOODS) FILE

FROM: RICHARD D. MC GOEY, P.E.,
ENGINEER FOR THE TOWN

DATE: AUGUST 27, 1992

This memo should serve to modify our letter dated 30 July, 1992 recommending the amount of performance bond for subject project. The letter of 30 July, 1992 recommended a \$320,000.00 performance bond, however, we have since been informed that \$11,000.00 of improvements have been constructed, as observed by Mark Edsall, P.E. of our office. We, therefore, recommended that the performance bond be reduced by \$11,000.00 resulting in a performance bond total of \$309,000.00. In addition, the Engineering Review Fee should equal 4% of \$309,000.00 or \$12,800.00.

R.D.M.

Richard D. McGoe, P.E.,
Engineer for the Town

RDM:mlm

cc: George Green, Supervisor
Pauline Townsend, Town Clerk



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TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

P.B. File

July 30, 1992

Town of New Windsor Town Board & Planning Board
555 Union Avenue
New Windsor, NY 12553

ATTENTION: GEORGE GREEN, SUPERVISOR
JAMES R. PETRO, JR., CHAIRMAN

SUBJECT: BLOSSOM HEIGHTS PROPOSED PERFORMANCE BOND
(PHASE I - SUBDIVISION)

Gentlemen:

We recently received a request from Joseph Montana dated 29 July, 1992 (a copy of which is enclosed) to establish two separate performance bonds for subject project. The first bond would cover the cost of improvements located within the eleven lot, section I subdivision in the amount of \$320,000.00 and the second performance bond would be for the off-site 12" watermain improvements along Riley Road in the amount of \$193,000.00.

Further, Mr. Montana is seeking to post the bond for the Section I, eleven lot subdivision only at this time and install individual wells. The bond for the off-site waterline would be posted at a later date at which time the watermain is necessary to serve the Section I and Section II subdivision.

Mr. Montana feels that the Planning Board approval did not require the installation of the off-site watermain improvements as part of the conditions of approval for the Section I subdivision of eleven lots. We have enclosed a copy of the minutes of the meeting of 28 February, 1990 for your review to see whether you agree that the watermain along Riley Road is not necessary at this time.

Superseded by Memo dated 8/27/92

Please advise our office as to your feeling in this regard so that the appropriate bond and bond amounts may be established and approved by the Town Board. If you should have any questions in the interim, please contact our office.

Very truly yours,

Richard D. McGoe, P.E.
Richard D. McGoe, P.E.,
Engineer for the Town

RDM:mlm

cc: Mark Edsall, P.E. - Planning Board Engineer
Michael Babcock, Building Inspector
Joseph Montana - Montana Contracting Corp.

MONTANA CONTRACTING CORP.

1 Depew Avenue, Nyack, NY 10929



(914) 358-1778 fax: 358-3639

Builders / Contractors / Construction Managers

July 29, 1992

Via Fax and Mail

Town of New Windsor
555 Union Ave.
New Windsor, N.Y. 12553

C/O McGoey Hauser and Edsall Consulting Engineers P.C.

Dear Mr. McGoey,

Pursuant to our conversation of today and my subsequent conversation with Mr. Bill Hildreth, we feel that our approval of the first II lots had in no way been subject to off site water installation.

Enclosed please find a copy of the February 28, 1990 meeting minutes which show that at this time approval was granted the Health Department had not yet seen the off site water line design for approval of same.

We therefore again ask that the bond amounts be separated as follows.

One bond for \$309,000 for on site phase 1 (II lots) improvements.

One bond for the off site water line to be posted at a later dated when it becomes necessary.

Thank you very much for your cooperation with this matter.

Sincerely,

Joseph B. Montana

February 28, 1990

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BLOSSOM HEIGHTS SUBDIVISION:

Elias Grevas, L.S. and Gregory Shaw came before the Board presenting the proposal.

BY MR. GREVAS: This project, if you folks recall, was approved as total preliminary plan with the first eleven lots to be served by wells, and there are two subsequent sections, two and three, behind this. We have received all the approvals from the D.E.C. and the County Department of Health, Greg's office prepared those submittals, and the plans for those. We are here requesting final approval, the project has been set up and Greg can speak to this better for both water and for wells. I think you will see in the file there was a representation made by the developer if water became available, he put it in the subdivision and that is the intent here at the present time. And Greg, you may want to --

BY MR. SCHIEFER: Has there been any change in the lot layout, roadway location or the grade since the preliminary?

BY MR. GREVAS: No.

BY MR. SHAW: In the process of preparing the engineering drawings for this subdivision, we were informed by the Town of New Windsor via Dick McGoey that he thought it would be appropriate seeing that these are going to be town roads, that we design and get County Health approval for not only wells for each and every individual lot, but also for water distribution system, even though the system would remain dry as presently already no water mains on Riley Road and that we accomplish for Phase I. So the final document of Phase I includes both individual wells for each lot and water mains within the roadways designated as Road A and Road B on the subdivision plan. As a separate matter, my office has since the submission to the County Health has designed the off site water main to bring water up to the site and we are waiting for the supervisor's signature on the application for us to submit the off site water to County Health. The reality is that this site will most likely not contain any individual wells, but will have a 12 inch off site water main brought up Riley Road from Route 207 which would tie into the on site water distribution system. The design drawings reflect both wells and water mains, but we are hoping just to spend money for the water

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system itself and not wells.

BY MR. VAN LEEUWEN: There is already sewer?

BY MR. SHAW: Correct.

BY MR. VAN LEEUWEN: This section one?

BY MR. GREVAS: Yes, first 11 lots.

BY MR. VAN LEEUWEN: Just the first 11 lots?

BY MR. GREVAS: That is correct. The sewers are on both roads on Riley and on Moores Hill which is on the other side of the project, but where we are tying in is into Riley Road.

BY MR. SCHIEFER: Item four?

BY MR. GREVAS: Yes, those are standard after we receive approval, you know, before the plans are stamped. Those go to the Town Board.

BY MR. EDSALL: Well --

BY MR. GREVAS: Offers for dedication.

BY MR. EDSALL: Send a copy to me and a copy to Tad. Tad is going to call me and ask me if the descriptions are what was approved here and he will take care of the rest of it, that has to take place before the stamping of approval.

BY MR. SCHIEFER: Number five, the applicant should be directed to submit a public improvements bond estimate to the town engineer for review.

BY MR. SHAW: Correct.

BY MR. VAN LEEUWEN: It is basically 11 lots in the first section. How many lots total?

BY MR. GREVAS: 42.

BY MR. VAN LEEUWEN: Was 77, correct?

BY MR. GREVAS: Yes, prior to the zoning change.

BY MR. PAGANO: I'd like your entrance, it is very

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nice.

BY MR. VAN LEEUWEN: Did Skippy approve that yet?

BY MR. GREVAS: He did way back when in the file.

BY MR. MCCARVILLE: Do you have all the fire department approvals?

BY MR. GREVAS: I believe everything is in there.

BY MR. SOUKUP: No rock on this site?

BY MR. SHAW: We are very optimistic in that regard.

BY MR. SOUKUP: I see a 20 to 25 foot trench for the water and sewer.

BY MR. GREVAS: In this case, the road was shifted, there was a belly in the road that was straightened out some years ago, that is why the deed line changes. There was a curve right there, right where we are coming in. In fact, you can see just off the edge of the road where it used to be.

BY MR. SCHIEFER: Item number seven asks section one does not include bulk zoning information, road profiles, things like that. Have you seen this comment?

BY MR. KRIEGER: Yes, I just saw it.

BY MR. SCHIEFER: Any comments?

BY MR. KRIEGER: Well, as far as I'm concerned, if it is a final map, the final map ought to be complete. I don't think you can, I don't think there is any way you can tie in information on a preliminary map. I don't think it would be proper if he did it anyway once you have a final, preliminary map is nothing, it has no validity anymore.

BY MR. GREVAS: I agree with the zone bulk tables. They should be on sheet one but the other ones I thought Greg, aren't those on?

BY MR. SHAW: Maybe you can clarify number seven. There is a little bit of confusion on my part as to the information which you have underlined is not included,

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such as if I can read it to you, although information was provided on preliminary plans previously submitted, the section one final subdivision plans do not include zone bulk information, roadway profiles, roadway construction cross section details, storm drains, construction details, etc.

BY MR. EDSALL: At least the set I have I don't know if there is another set around, I don't see anyone with either sheet and I don't have any road cross section. I don't have anything to do with storm water.

BY MR. SHAW: We just got these out of the file.

BY MR. EDSALL: What I think is occurring is the usual case where the County Health Department requires that their plans only have water information and they did not want to approve plans with roadway profiles and roadway cross sections. It appears that what we need is a complete set of --

BY MR. GREVAS: We submitted and this goes to what we were talking about one day in your office, tried to decide what to file.

BY MR. EDSALL: Has a fourth set, the Board has a nine set or nine sheet set. We should be approving a set of plans because the Board has no guarantee that section two and three will ever occur, although it is likely they will, but as Andy brought out, this is a final subdivision plan and we have to have that information, I believe.

BY MR. GREVAS: The bulk information is on sheet two of the plans submitted here. Okay, the other details, the road profiles and the typical cross sections of the road are on sheet four of nine. The storm drainage details are on sheet five of nine. The profiles and details, the sanitary sewer profiles and details are on sheet six. Water on seven, water details on eight and miscellaneous details on nine. What this comes from is Mark and I have been through this before in other towns, the County Health Department requires a set of plans for water approval that are not the same as the plans that the D.E.C. gets for sewer approval and then they want a different set of plans for subdivision approval. There are three approvals we have to get outside of this Board. So when we number the plan sheets and try to figure out what is going to be on

file in the county clerk's office so everybody knows what has happened here is, you know, rather than file nine sheets of plans we try to pick four to depict the property. That is what we did when we gave Mark his set. We said Mark, could this be the set that could be filed. Unfortunately, he didn't get this nine sheet set that was submitted to the Planning Board.

BY MR. SCHIEFER: Your comments are based on the four that you have?

BY MR. EDSALL: I never got the nine sheet set, all that is is just a procedural thing.

BY MR. GREVAS: We have to decide which ones are going to get filed in the county clerk's office and which ones will remain on file with the Town in the vault.

BY MR. SCHIEFER: Do you feel you have, you don't want to see any more?

BY MR. EDSALL: My biggest problem is comment number six is the fact that notwithstanding the fact that the county does excellent reviews, they are blind to zoning concerns. They don't acknowledge that, although they say it is not a lot, they are by zoning condoning creation of a lot that has no purpose and the town is stuck with a lot that doesn't meet the zoning ordinance. It doesn't bother the county, I have spoken to them about it because they believe that their review is purely Health Department. Unfortunately, this Board that is just one concern. Health Department, they have to approve lots that meet the zoning ordinance and the balance parcel that just says remaining lands is going to result in being a separate lot.

BY MR. GREVAS: In what way would the remaining lands not be in conformance with the zoning? That is just a question I have.

BY MR. EDSALL: It would meet it in bulk if it was a residential lot, but it is not a residential lot. If a subdivision goes no further than this point, that lot exists and cannot be used for residential purposes, so therefore we have to find something else in the zoning ordinance it would fit into. We have two precedents, C.B. Management and Liberty Meadows and the county did it to us on both of those jobs. It is not Lou's fault or this Board. The county, because the county just

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doesn't recognize the problem they are causing.

BY MR. GREVAS: What was the solution in the other two cases?

BY MR. EDSALL: To combine the balance parcel with lots 1 either 1, 11 or 8 and then when you continue the subdivision, you split that lot off. So that way if this goes no further and someone comes in and asks for a building permit for a residential lot, they'd have to build in the location the county has approved for 1, 11 or 8 and they'd own the rest of it as well.

BY MR. GREVAS: In other words, 1, 11 or 8 would be a part of the remaining lands?

BY MR. EDSALL: Correct, and it would just mean when you come in, you split that one off in the future and you have an approved standard location so if it goes no farther, we don't have a lot that has no use.

BY MR. GREVAS: Building permits could be issued on any on the lots because it already conforms. It superconforms.

BY MR. EDSALL: You can sell if they ended up with a model, they can build on 1, 11 or 8, come back in with the further subdivision.

BY MR. GREVAS: My next question is in those instances would the county Health Department, were the plans already stamped by the County A and B?

BY MR. EDSALL: Vince knows this better than I.

BY MR. GREVAS: Was that Liberty Meadows, did they acquiesce to changing the plan?

BY MR. SOUKUP: No, we showed it not a building lot. I think we walked through before you changed the pattern that remainder is marked not a building lot on the filed map. I don't think the remainder incorporated in a building lot situation.

BY MR. EDSALL: On Liberty Meadows, did we combine one of the smaller lots with the remainder so as to have a building site or did we end up putting that in as not a building lot?

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BY MR. SOUKUP: I believe we filed it as not a building not.

BY MR. EDSALL: That is not what this Board requires.

BY MR. SOUKUP: It brought the problem up but I think it went through before the solution was arrived at.

BY MR. BABCOCK: C.B. Management one they put down for agricultural purposes only.

BY MR. EDSALL: In Liberty Meadows, it was combined.

BY MR. SOUKUP: We may have taken the one last lot at the end of the cul-de-sac.

BY MR. EDSALL: C.B. Management just to give the scenario we are trying to avoid had the remaining parcel they said fine, it is a lot but it is not a lot so this Planning Board realized it would create a problem and said if you want to keep it as a lot, you have to tell us it is something or this is a building lot so you made it an agricultural lot until such time that someone applied to the county Health Department to get an approved sanitary and changed the use. Well, lo and behold, it was sold as a residential lot and someone come in and asked for a building permit within a year and so no matter how many mechanisms that person is going to be involved in a civil lawsuit if you create a lot and it can't be used for building purposes, who is going to guarantee that is not sold as a building lot.

BY MR. SCHIEFER: Do you have any problem extending those?

BY MR. GREVAS: Changing the note and putting a line on lots 1, 11 or 8 and say remaining lands part of lot 8, would that do it?

BY MR. SCHIEFER: I think that is what you are recommending.

BY MR. EDSALL: As long as the tax map department does not recreate that as a separate tax parcel and you have to describe it in a deed as being one lot.

BY MR. GREVAS: We can show on the plan by putting a signature line when you, you know, and they note next

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to that thing that this is part of the remaining lands or vice versa.

BY MR. EDSALL: What are you going to call the property line that you show?

BY MR. GREVAS: Dashed line as a future lot division, maybe that would --

BY MR. SOUKUP: Isn't there any place you can put a house on the remaining lot instead of wiping out 1, 8 or 11?

BY MR. SHAW: That means going back to the county Health.

BY MR. SOUKUP: You are going to have to go back because you are changing the map and dating it after you got your approval. You are going to have to refile and get another signature.

BY MR. SHAW: I am not 100 percent sure of that.

BY MR. GREVAS: Once in a while they will listen to reason.

BY MR. SCHIEFER: If the applicant is willing to do it that way.

BY MR. SOUKUP: I will watch for the bolt of lightening.

BY MR. GREVAS: You go out and show them the changes, they will say okay and it doesn't affect the approval, not guaranteed.

BY MR. SCHIEFER: Any comments or questions anyone want to make a motion conditional or should we have them come back?

BY MR. VAN LEEUWEN: I think he is all done. I will make a motion to approve subject to he straightens out that problem that is all.

BY MR. GREVAS: We have the description offers of dedication, public improvement bond and that note.

BY MR. MCCARVILLE: I will second it.

February 28, 1990

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BY MR. SCHIEFER: Giving approval to first part of this subdivision with those three provisions, 11 lots if there is no further discussion, vote on it.

ROLL CALL:

McCarville:	Aye.
VanLeeuwen:	Aye.
Pagano:	Abstain.
Soukup:	Aye.
Dubaldi:	Aye.
Schiefer:	Aye.

Approval Fees as of 2/28/90

Pre. Preliminary	100.00
Preliminary	100.00
Final Plat	155.00
Final Plat Sect. fee	150.00

\$ 505.00 * + 155.00 = ~~\$ 660.00~~
Engineer fee 1,218.50
\$ 1,723.50

Re-approval as of 5/22/91 \$ 155.00 *

Spoke to Bill Hildreth 5/24/91 @ 10:35 a.m. - gave him the above fees to be paid. @

Pd 7/15/91 @ two checks \$939.25 ea.

WINDSOR WOODS - BLOSSOM HEIGHTS

MR. PETRO: We have a letter formal request for extension preliminary approval for Section 2 and 3 of the above referenced subdivision, Windsor Woods Subdivision, Blossom Heights.

MR. SCHIEFER: Extension of approval?

MR. PETRO: Extension expires August 20, 1992. This is for preliminary approval on Sections 2 and 3 on the above referenced subdivision. Do we have any maps at all?

MR. VanLEEUEWEN: Blossom Heights and Riley Road which we gave approval for one house as a model, am I correct?

MR. HILDRETH: Among other things, yes. The applicant basically, the approvals were listed in two phases, one for the first section which is 11 lots and there's a preliminary approval for the Sections 2 and 3 which will probably be one phase for 31 additional lots.

MR. VanLEEUEWEN: With town water, correct?

MR. SOL SILVERMAN: I'm kind of a new face, I'm an architect, I'm a principal in Windsor Woods, I'm a builder, we have started the subdivision, the model is almost up. We hope to open up for Labor Day. We have got several contracts pending, they are all local people. I said we'll get the sales of within a mile and a half of the site. What I'm here for is two things. One and I apologize, Mr. Chairman, your name was spelled wrong, I just noticed it, on the letter. I apologize. I keep a list of envelopes that come with names that are spelled wrong.

MR. PETRO: You're also here for extension of the --

MR. SILVERMAN: This is the first part which is really an extension and as I understand the preliminary approvals as I understand Myra has helped me on that and I spoke to George Green today, Bill, of course, Hildreth and he advised me of the same thing on preliminaries you're able to extend indefinitely, all right, that's the first part of this. Basically, the

reason for the extension, Greg Shaw as a matter of fact he said well, are we going to be going and I said absolutely, we're getting such wonderful input, we're involved in the negotiation, I'm sure this Board knows with your Town Board and the Cornwall vis-a-vis the sewer, the final sewer hookups that we're purchasing from Cornwall. It's got to go before the DEC, your Supervisor has approved it. It's going to Cornwall, I have spoken to their office, they are going to approve.

MR. VanLEEUEWEN: You're buying sewer points from Majestic Weaving?

MR. SILVERMAN: Exactly.

MR. VanLEEUEWEN: Since our sewer capacity is at its point we can't go any further, there's, I don't know how many millions of gallons promised to Majestic in Cornwall, they gave us money years ago, they own those points but what people are doing now to get sewer expansion they're buying the points back from Majestic Weaving, okay, so they can tie into the sewer that's the way it's working now but they also don't have water, they are waiting for water to come because Riley Road has sewer but no water.

MR. SILVERMAN: We are willing to go along with the Town's request to put in a water main, \$200,000 water main and that was the subject matter of fact on review on the bond finalization. Reason for being delayed up to the August 28th date is that the Board, George Green just had a meeting to straighten out what the bonding amount was to be as soon as we receive final sewer approval for the 31 lots, we are going to put in the water main to service the entire community, the first one and two may go in in wells which is first 11 wells I would expect there may be one well or two at most and the rest will be we also have a dry water system so the wells will come off line immediately as soon as the public main is offered. Obviously, the expense of putting that in goes hand in hand with building 42 lots, not 11 lots, this is what we have been straightening out. Myra knows, I have been in constant touch with her over the last couple of months. What we need to do we expect to finalize that hopefully we'll be back before you within two months on the basis of further engineering drawings submitted to Mr. Edsall so we'll be after the final approvals on the second.

MR. VanLEEUEWEN: How long do you think that will take?

MR. SILVERMAN: Good lord willing, 90 days we'll be back.

MR. VanLEEUEWEN: I don't mean final approval for this phase.

MR. SILVERMAN: Final approval?

MR. VanLEEUEWEN: Final approval is the one that we have the problem with.

MR. SILVERMAN: What we're looking for is for you to give us six months extension on that preliminary approval on Phases 2 and 3.

MR. SCHIEFER: I have no problem with that.

MR. VanLEEUEWEN: I'll so move.

MR. SCHIEFER: I make a motion we give them six month extension on the preliminary approval of Phase 2 and 3.

MR. VanLEEUEWEN: I'll second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant six month approval, conditional approval to Windsor Woods Subdivision formally Blossom Heights.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Schiefer	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Petro	Aye

MR. PETRO: What I'm going to do I want to ask the Planning Board Attorney what is the best way to grant this plan six month approval when we cannot grant six month approval on Phase 1.

MR. VanLEEUEWEN: I can answer that, we can't really do that, we know about it and we close our eyes and if

something happens, we don't do anything about it. That's about the only thing we can do, we can't do anything more. We can't say there's a, we can't write our own laws.

MR. SILVERMAN: As I understand the final approval expires on Friday the 28th. We have our bond, it's all been approved. We're doing the last of the paper work for the bond. We have all, that's we have gotten taxes, I have to check with Myra what I need is a few days. All we're doing now is the paper work, final paper work on the bond, putting up the collateralization, it's done. If I can make a suggestion that this Board, as I understand it the attorney can correct me if the plan is signed that constitutes the execution of the final approval. Now, as far as I'm concerned, if the plan is signed and you people hold it until next Tuesday when you get all the fees, Wednesday, whatever it may be, if you want to set a deadline ten days from today so you'll be exercising the final approval prior to the date of the one year term from the August 28th you hold it, I don't want it, I don't need it until I give you all the funds, you're not going to release it but you can execute it.

MR. KRIEGER: Let me review the facts here. Now, what was the situation, we're they granted final approval on the 20th?

MR. VanLEEuwEN: And got an extension and another extension, they granted final approval, got one extension and got another one. We can only give two.

MR. KRIEGER: Was this a --

MR. VanLEEuwEN: Now on the 28th of this month, Friday their extension has run out.

MR. KRIEGER: When you say extension, did they receive final approval subject to anything?

MR. SILVERMAN: Payment of the fees, posting of the bonds.

MR. EDSALL: I have jump in here. We are not playing with the Town of New Windsor, we are playing with laws of the State of New York. The State law says, meet conditions of approval. If the papers are in the town

and you decide to stamp the plans and you want to say you received it and stamp it but you want to hold them until the Town Attorney, I don't think you should go in the minutes saying you want to circumvent the law. They received approval, came back, made another application. We went through the whole 360 days again, now, we're at the 360 days again and we're talking about skirting around 360 days. If the papers are in the Town Hall and there's a record that they are here and you're waiting for the town to act, well then they have met the conditions. The State law says, they have to meet the conditions of approval within 360 days. If they have made the submittal and are waiting for the Town Attorney or someone else to respond, they have met their obligations, hold the plans until you get a confirmation everything is acceptable.

MR. SILVERMAN: I don't think the intent is to circumvent.

MR. EDSALL: We're talking about give me a couple extra days. The bottom law is 360, it's not 360 and give me a couple more.

MR. SILVERMAN: Make the execution but hold it.

MR. EDSALL: I suggest you meet the conditions of the approval and if it means that the review process of the town for those documents takes --

MR. PETRO: How can we accommodate the applicant and still stay within the law?

MR. KRIEGER: Basically, as I understand it and I agree with Mark, if I understand it correctly, what he's saying is within the time period allowed in this case by August 28th, if the law says that the applicant has to fulfill the conditions, if the applicant has done what he can do and it is in the hands of the town, that is not the requirement of the statute that he get through the town process. It's just that he do what he can do so if has the papers submitted by the 28th and if there were a contest, he should be able to prove that but that should be easy enough if they are submitted by the 28th and there is a waiting period while the town is reviewing what they are submitting, as long as they submit it by the 28th, they might meet the requirements and they are entitled to a stamped

plan.

MR. SILVERMAN: The only problem not paying fees it's getting the bond executed.

MR. EDSALL: Question is can you get a letter obviously on bids, municipal bids, you can get a letter from the bonding company saying that the bond has been approved and this certifies that a bond is being issued and will be in the hands of the town by a certain date. At that point you have an obligation for the bond. It's a fine line but you have met your obligation that your bond has been --

MR. SILVERMAN: I can contact them tomorrow morning if that will meet the obligation, I have no problem with that.

MR. KRIEGER: We cannot be in a position of certifying to you that if there's litigation over this matter that you get a guarantee that you're free and clear. What I think Mark is proposing and it's ultimately up to the Board is that would arguably be compliance the statute that would allow the Planning Board within its discretion to decide that that meets the requirements and they can.

MR. EDSALL: You have to either have built the roads or have guaranteed their building by some performance guarantee. I consider a letter from a bonding company certifying that a bond is being issued and will be issued in the hands of the town by a certain date, a guarantee. That is stating that in fact there are guarantees that we are issuing a bond if you need a letter from a bonding company saying it has been approved, there's a bonding issue and will be in your hands by so many days, it tells you the bond is --

MR. SILVERMAN: We received, I'll Fax to you the letter from that we got from the bonding company.

MR. EDSALL: Get the bonding company to write not the Planning Board issue, bonds for public improvements or the Town Board's issue, have them issue a letter indicating that in fact a bond has been approved and will be issued in the amount of X amount of dollars for such and such project and will be in the town's hands by a certain date and this way you're putting up a

August 26, 1992

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guarantee saying the legal documents are on the way but here's the guarantee that it's going to happen.

MR. SILVERMAN: Basically, then this Board doesn't have to act at all on any kind of request vis-a-vis Section 1 approval.

MR. EDSALL: Once they have granted conditional final approval and the conditions were listed, that's it, the clock runs, the State law controls, we've got nothing to say about it and as far as the public improvement bond, that is the Town Board's problem.

MR. SILVERMAN: What I ought to do, I have to be in the bonding office and I've got to get the letter.

MR. EDSALL: Get the letter and you can say you met the conditions and we don't hold you up.

MR. SILVERMAN: Back out gracefully and thank you for approving Sections 2 and 3.

MR. VanLEEuwEN: Get out while the getting is good.

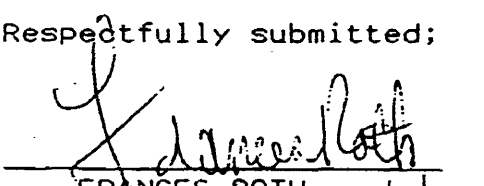
MR. EDSALL: I want to avoid the problem of having the time clock approved and it doesn't say the physical bond.

MR. PETRO: Mark, you can handle this?

MR. EDSALL: I can work with Sol and I feel comfortable with that approach rather than avoiding it.

Being that there was no further business to come before the Board a motion was made to adjourn the meeting by Mr. Schiefer seconded by Mr. VanLeeuwen and approved by the Board.

Respectfully submitted;


FRANCES ROTH
Stenographer

9/17/92

August 12, 1992

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BLOSSOM HEIGHTS

MR. PETRO: Mark, you're going to handle Mr. Pontano (phonetic) with the proposed bond, I guess he had that straightened out? As far as I know, that's taken care of.

MR. BABCOCK: It's on the Town Board agenda tonight.

MR. PETRO: So, it's taken care of, okay.

AS OF: 08/06/91

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 86- 74

[illegible]

NY OF: 08/06/91

PAGE: 2

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
TASK: 86- 74

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

										DOLLARS	
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
86-74	16994	01/03/90	TIME	MJE	MC BLOSSOM HTS/NO SHOW	60.00	0.30	18.00			
86-74	17420	01/16/90	TIME	MJE	MC BLOSSOM HTS	60.00	0.40	24.00			
86-74	17423	01/18/90	TIME	MJE	MC BLOSSOM HTS	60.00	0.30	18.00			
86-74	17996	02/05/90	TIME	MJE	MC BLOSSOM HTS	60.00	0.30	18.00			
86-74	18146	02/08/90	TIME	RDM	MC BLOSS HGS/WTR PERM	60.00	1.00	60.00			
86-74	18625	02/27/90	TIME	MJE	MC BLOSSOM HTS	60.00	1.00	60.00			
86-74	18800	02/27/90	TIME	MCK	CL T/NW BLOSSOM HEIGHTS	25.00	0.50	12.50			
86-74	18636	02/28/90	TIME	MJE	MC BLOSSOM HTS	60.00	0.30	18.00			
86-74	18647	02/28/90	TIME	MJE	GM COND FINAL PHASE I	0.00	0.10	0.00			
86-74	18837	03/01/90	TIME	RDM	AA BLOSSOM HEIGHTS	60.00	0.50	30.00			
86-74	18955	03/05/90	TIME	MJE	MC BLOSSOM	60.00	0.50	30.00			
86-74	19700	03/20/90	TIME	RDM	MC BLOSSOM HGS	60.00	1.00	60.00			
								990.50			
86-74	19039	03/17/90			BILL s/o inv 90-172					-288.50	
										-918.00	
86-74	20099	04/05/90	TIME	RDM	MC BLOS HGS/PERF BOND	60.00	1.50	90.00			
86-74	20542	04/25/90	TIME	MJE	MC BLOSSOM	60.00	0.20	12.00			
86-74	21329	05/10/90	TIME	RDM	MC BLOSSOM HGS WTR	60.00	0.50	30.00			
86-74	22022	05/24/90	TIME	RDM	MC BLOSSOM HGS	60.00	0.50	30.00			
								1152.50			
86-74	20729	05/03/90			BILL INV 90-217					-162.00	
										-1090.00	
86-74	27633	11/14/90	TIME	MJE	MM 90DAY CONDFINAL EXT	60.00	0.10	6.00			
86-74	28325	12/05/90	TIME	MJE	MC BLOSSOM APP'L EXT	60.00	0.50	30.00			
								1188.50			
86-74	29196	01/09/91			BILL INV 91-119					-96.00	
										-1176.00	
86-74	38259	05/10/91	TIME	MJE	MC BLOSSOM HTS-REAPP	65.00	0.30	19.50			
86-74	38904	05/20/91	TIME	MJE	MC BLOSSOM SUB REAPP	65.00	0.50	32.50			
86-74	38910	05/21/91	TIME	MJE	MC BLOSSOM SUB REAPP	65.00	0.10	6.50			
86-74	39045	05/22/91	TIME	MCK	CL 8/REVIEW COMMENTS	25.00	1.00	25.00			
86-74	38918	05/24/91	TIME	MJE	MC BLOSSOM SUB REAPP	65.00	0.50	32.50			
86-74	39494	05/28/91	TIME	MJE	MC BLOSSOM REAPP'L	65.00	0.50	32.50			
TASK TOTAL								1337.00	0.00	-1176.00	161.00
GRAND TOTAL								1337.00	0.00	-1176.00	161.00

BLOSSOM HEIGHTS SUBDIVISION (86-74)

Mr. William Hildreth, L.S. of Grevas & Hildreth came before the Board representing this proposal.

MR. HILDRETH: I brought a map just so you can see. I don't know when the last time was anybody saw this. This has received final approval. It's been Health Department and all that. And we have had two extensions, the last of which ran out on the 24th of March. The same disease that struck Windsor Square has struck this one, it's just economic times. What we'd like to do is get a reapproval so we can keep the job alive, if the Board is so inclined.

MR. VAN LEEUWEN: Bond's been posted and all that?

MR. HILDRETH: No, that's part of the problem. There's no money available for that. It was approved subject to some comments. I don't know if they have been addressed or not. I would ask for approval subject to the same comments, if again if the Board is so inclined.

MR. SCHIEFER: Legally final approval cannot be extended.

MR. VAN LEEUWEN: It's got to be reapproval. I think that's the only action we require right now. Do you want to reapprove this, start over on it?

MR. MC CARVILLE: I have no, refresh my memory on this.

MR. HILDRETH: Riley Road dumps out into 207, this direction here, this is section 1. There was other sections. It had some frontage over on Mt. Airy Road. We made 11 lots served by wells, water was a problem and then one of the conditions was to attach these remaining lands to either lot 11 or 2 so as to not cause a problem with, you know, remaining lands not for residential purposes, even though we are proposing residential.

MR. MC CARVILLE: That hasn't been done yet either?

MR. HILDRETH: No, because that was part of the conditions of approval and, you know, the bond couldn't be posted and everything just stopped.

MR. VAN LEEUWEN: Section of the road given to the town, is that donated?

MR. HILDRETH: Not yet. Again, another condition was offers for dedication.

MR. VAN LEEUWEN: A lot has to be done.

MR. HILDRETH: The descriptions can be done. That's not a problem. That and addressing this remaining lot. I think a note--

MR. SCHIEFER: How long would it take you to do these things and come back to us and approve it at that point all subject to the additions?

MR. HILDRETH: One of them was the bond estimate. The estimate may have been done. I don't know.

MR. EDSALL: I believe the bond estimate was, I'm not sure if the Town Board acted.

MR. HILDRETH: And I know there was no posting. The description I can do.

MR. VAN LEEUWEN: Who owns it?

MR. HILDRETH: It's owned by a pension trust, Aldorf Realty Pension Trust. All I have oot to do is the descriptions. I can do that by the next meeting.

MR. EDSALL: Do you know if they paid the fees for the reviews since 1986?

MR. HILDRETH: I do not. Who can I check with?

MR. BABCOCK: Myra.

MR. EDSALL: Since this was not subject-to the escrow, the town could be hanging out for all the money from 1986 still.

MR. SCHIEFER: I personally have no objection to extending this. I don't want to influence the rest of you but I don't want to have to go through the whole darn thing.

MR. DUBALDI: Legally, can we?

MR. VAN LEEUWEN: We can reapprove it.

MR. DUBALDI: Does that mean we have to treat this as a whole new application?

MR. VAN LEEUWEN: No, but the only thing I'd like is

all the past fees paid. I want that road dedicated to the town, that 25 foot strip or 10 foot strip, whatever it might be.

MR. HILDRETH: There's a parcel here to be dedicated for Riley Road and also descriptions for the offers of dedication for these roads here, with easements for the temporary cul-de-sacs.

MR. VAN LEEUWEN: Well, the road and everything are inside but the piece along the road, I want that dedicated to the town.

MR. DUBALDI: Everything we are saying.

MR. SCHIEFER: What do you mean fees paid, all the fees repaid?

MR. VAN LEEUWEN: Not old fees, that might be outstanding.

MR. SCHIEFER: There's no question on that. Does he have to repay the old fees because we are doing it over?

MR. VAN LEEUWEN: We have never seen it done that way, as long as I have been on this Board.

MR. EDSALL: I'm not saying they should pay it twice but if they haven't been paid since '86, then they should be.

MR. HILDRETH: What you are speaking of is review fees? Because this was prior to the escrow.

MR. SCHIEFER: Rather than take action, give Bill the input, let him do as much as possible and then I'd seriously like to reapprove it. I don't want to go back to ground zero.

MR. LANDER: If these are all conditions before, why wasn't it deeded to the town that if that was a condition of approval before.

MR. HILDRETH: It's a procedural snafu, probably at our end. These are details we like to clean up at the end but it died because of lack of funds so we never did it.

MR. VAN LEEUWEN: I'd like to see if the taxes are paid.

MR. MC CARVILLE: That was my thought, Bill, how the Town of New Windsor stands on taxes on this piece of

property.

MR. HILDRETH: I do not know. I do know that Orange County will not accept a mylar for filing unless the taxes are paid so should you approve it and should we get to the point where we can file it in Orange County, it wouldn't get filed until the taxes are paid.

MR. SCHIEFER: Any objections to letting Bill do as much as he can, pay all the fees?

MR. KRIEGER: Only one thing, Mr. Chairman, with respect to this business about redoing or not redoing, all the fees need not be repaid but the final application fee there should be a new final application fee that has to cover, you know, work that has to be done. You can't piggy back on the old application because there's now work that has to be done so that should be required. The purpose of reapproval so that the Board is reminded, the purpose of reapproving is that you take a fresh look at this application and you have to make a record of what you have done so to make sure that the conditions are as you understand them to be in the past, they have not changed, that nothing has arisen in the interim which would cause a problem or a difficulty or change in the neighborhood. For instance, it's unlikely that the topo of the land is going to change but change in the neighborhood, change in the road, change in the surrounding circumstances. That's what distinguishes a reapproval for a mere extension. An extension well you'll extend the other application, you don't have to take a fresh look at it here while you can do it and the formal application you should take a fresh look at it while reviewing it to make sure the conditions are as you believe them to be.

MR. SCHIEFER: That's part of the reason I don't want to do it now, give him a chance, let Mark look at it, basically know where we are heading towards.

MR. HILDRETH: How do I attach a dollar amount to that because I have to--

MR. MC CARVILLE: Think big.

MR. EDSALL: You're asking for another final approval. You may just pay the final approval fee because--

MR. BABCOCK: \$100 plus \$5 per lot.

MR. HILDRETH: And the review fees whatever they may or may not be. Okay, thank you.

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

10 May 1991

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Att: Mr. Carl Schiefer, Chairman *CS*

SUBJECT: BLOSSOM HEIGHTS, SECTION 1, FINAL APPROVAL

Dear Mr. Schiefer:

This project was granted a Final Approval on 28 February 1990, subject to Engineering Review comments of the same date. Since that time two (2) extensions have been granted, the last of which expired on 24 March 1991.

Due to the current economic climate, this project has been unable to proceed toward construction. On behalf of the applicant, Aldorf Realty Employees Pension Fund, we request the Planning Board re-affirm their Final Approval of 28 February 1990, subject to the same conditions.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

William B. Hildreth
William B. Hildreth, L.S.

WBH/cmg

cc Mark Edsall, P.E.

Reapproval

cc: H.E.

C. Schaffer
Chairman

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: SUPERVISOR GREEN
SUBJECT: BLOSSOM HEIGHTS SUBDIVISION
MOORES HILL ESTATES SUBDIVISION
DATE: July 11, 1990

The Town has discussed the matter of installation of water mains by the developers of the above-captioned projects to service the residential units with municipal water. The Town endorses the concept of continuing the existing water main on Route 207 near Silver Stream Road.

The water line shall be installed according to standards established by the Town of New Windsor and in accordance with plans approved by the Engineers for the Town, McGoey, Hauser and Edsall Consulting Engineers P. C. The water line that is to be installed from Route 207 along Riley Road shall be a minimum size of 12 inches in diameter and shall extend to the most southerly entrance to Blossom Heights. The Town will require a loop system with placement of fire hydrants and other appurtenances as established by the Engineers. The line should have facilities to allow further extension along Riley Road and other areas as directed by the Engineers.

The Town requests that the developers in this service area (which may also include Victoria Center) enter into an agreement with the Town to initially be an outside user with the understanding that the projects will become part of a larger water district soon to be developed in the Riley Road area. All construction shall be performed by developers of the above projects at their expense and the system shall be dedicated to the Town of New Windsor.

Please proceed with these projects through the preliminary approval, based upon (and conditional upon) municipal water. After preliminary approval has been obtained, the Town will then negotiate and enter into the required written agreements which must be done prior to final approval. After preliminary approval, the developer should be directed to proceed through County Health Department.

George A. Green

JTS/PAB

(TA DAILY#20-042590.BHS)

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

20 September 1990

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

ATT: Mr. Carl Scheifer, Chairman

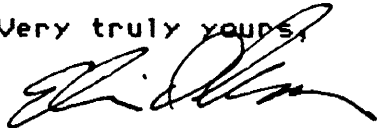
SUBJECT: BLOSSOM HEIGHTS, SECTION I; REQUEST FOR EXTENSION OF
CONDITIONAL FINAL APPROVAL

Dear Mr. Scheifer:

On behalf of our clients, we hereby request an extension of the Conditional Final Approval for the Subject project in order to complete the process of obtaining a Performance Bond for the Public Improvements on this project. The requested extension is for six (6) months.

If any questions should arise concerning this project, please do not hesitate to contact this office.

Very truly yours,



Elias D. Grevas, L.S.

EDG/cmg

cc Mark J. Edsall, P.E., Planning Board Engineer

Forwarded 11/14/90
W. J. Edsall
✓ Chron

9/25/90 @

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

24 November 1990

Town of New Windsor, Planning Board
555 Union Avenue
New Windsor, NY 12553

ATT: Mr. Carl Scheifer, Chairman


SUBJECT: BLOSSOM HEIGHTS, SECTION 1; REQUEST FOR EXTENSION OF
CONDITIONAL FINAL APPROVAL

Dear Mr. Scheifer:

On behalf of our clients, we hereby request an extension of the Conditional Final Approval for the Subject project in order to complete the process of obtaining a Performance Bond for the Public Improvements on this project. The requested extension is for ninety (90) days.

If you should have any questions concerning this project, please do not hesitate to contact this office.

Very truly yours,


William B. Hildreth, L.S.

WBH/cmg

cc Mark J. Edsall, P.E., Planning Board Engineer

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~REVIEW~~ REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision Blosson Heights as submitted by
Hyman for the building or subdivision of _____
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason How long will
temporary Cul-de-Sac be in use. Is there a way
the road A and road B can run into each other
and do away with the Cul-de-Sac?

Fred J. J.
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

2/16/8
DATE

IOC.PB
BLOSM.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 13 February 1990

SUBJECT: Blossom Heights Subdivision, Section I

PLANNING BOARD REFERENCE NUMBER: PB- 86-74

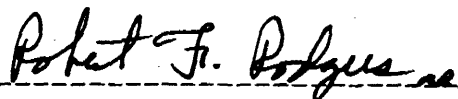
DATED: 1 February 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-010

A review of the above referenced subdivision plan was conducted on 13 February 1990.

This subdivision, Section I is accepted.

PLANS DATED: 18 October 1989, Revision I



Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

CC: M.E.
FEB 14 1990

Revised

86 - 74

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REVIEW~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision ✓ _____ as submitted by
Greene and Hildreth for the building or subdivision of
Blossom Heights Section I has been
reviewed by me and is approved ✓ _____,
disapproved _____.

If disapproved, please list reason _____

- 1) Provide for inspection of Main Sewer line by Engineer for the Town.
- 2) Provide for Sanitary Permit for each building
- 3) Provide an "As Built" to the Town with locations of MH's, Stations,
and elevations of main line

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn R. Martin Jr
SANITARY SUPERINTENDENT

Feb. 5, 1990
DATE

Revised 86-74

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Seuss & Hildrich for the building or subdivision of

Blosser Hts. has been

reviewed by me and is approved ☒

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Notify water dept. for location of water
main to connect.

HIGHWAY SUPERINTENDENT

Stan D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

DISCUSSION:

85-22

Mr. Edsall: Mr. Grevas contacted me and asked since he had other items to attend to if I felt it was necessary since he had put a letter on record with the Board requesting six month extension, if I felt it would be necessary that he come to the meeting. I know the Board had acted previously on correspondence so he is not coming tonight based on my suggestion.

Mr. Schiefer: Anyone have a problem with giving him a six month extension?

Mr. VanLeeuwen: I so move.

Mr. Soukup: Seconded.

Mr. Schiefer: Motion has been made and seconded that Blossom Heights Subdivision, Riley Road be granted a six month extension of preliminary approval.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Pagano	Aye
Mr. Schiefer	Aye

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Aldorf Realty Employees Pension Fund
13 W. Main St.
Washingtonville, NY 10992

The Orange County Department of Health certifies that a realty subdivision map entitled Blossom Heights - Section I, dated August 11, 1989, latest revision October 18, 1989 located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 10.62+ acres

Number of lots: 11

Water supply: Temporary individual wells to be abandoned when water is available from Town of New Windsor Water System.


Sewage disposal: Town of New Windsor Sewer System

The owner intends to build on some lots and sell others without building.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.

November 9, 1989
Date


M.J. Schleifer, P.E.
Assistant Commissioner

cc:M.E.

Planning Board



1763

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

18 September 1989

Shaw Engineering
744 Broadway
Newburgh, New York 12550

ATTENTION: JOHN NOSEK

SUBJECT: BLOSSOM HEIGHTS SUBDIVISION (86-74)
TOWN OF NEW WINDSOR PLANNING BOARD

Gentlemen:

Attached here to, please find a copy of pages one and two of the minutes for the regular Town of New Windsor Planning Board meeting held on 10 February 1988. As you will note from said minutes, the planning board, by resolution at that meeting, granted preliminary approval to the Blossom Heights Subdivision.

Should you require any additional information with regard to this project, please do not hesitate to contact the undersigned at 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR


Mark J. Edsall, P.E.
Planning Board Engineer

MJEsjg

cc: Town Planning Board

shaw

Post-It™ brand fax transmittal memo 7671

of pages > 3

To <i>Saul Silverman</i>	From <i>Dyna</i>
Co.	Co.
Dept.	Phone #
Fax # <i>353-2454</i>	Fax #

TOWN OF NEW WINDSOR PLANNING BOARD
TOWN HALL, UNION AVENUE, NEW WINDSOR, NEW YORK

FEBRUARY 10, 1988

BOARD MEMBERS PRESENT: HENRY SCHEIBLE, CHAIRMAN
DANIEL MC CARVILLE
LAWRENCE JONES
HENRY VAN LEEUWEN
CARL SHIEFER
JOHN PAGANO

OTHERS PRESENT: MARK EDSALL, PLANNING BOARD ENGINEER
JOSEPH RONES, PLANNING BOARD ATTORNEY
MICHAEL BABCOCK, BUILDING INSPECTOR

ABSENT: RON LANDER

Mr. Scheible called the regular meeting to order.

BLOSSOM HEIGHTS SUBDIVISION (86-74)

Mr. Elias Grevas came before the Board representing this proposal.

Mr. Grevas: Following our public hearing on this and in response to some of the comments made during the hearing and in the engineers comments revised a couple of things. Number 1 we have taken the short cul-de-sac street out and straightened up these lots. There was a short cul-de-sac street here Mr. Mc Carville remembers commenting on it one of the items was the showing of the sectionalization of the project. Section 1,2 and 3. They are shown with the dark lines on the plan. You will notice in the file is a letter written to the Planning Board in which I state our clients intention to request preliminary approval on the entire site but we will only proceed with final approval on the first section which is 11 lots in the hopes that the Town will bring the Town water line in there that we have been working on for two and a half years. I believe that I have covered all of the items as I said before in the engineers comments and those items that were brought up by the Board members during the public hearing. We are at this time requesting preliminary approval so we can proceed to the Health Department as the next step in the subdivision. Basically that is it.

Mr. Van Leeuwen: Hank at last meeting since all the members weren't here there was four here and I asked Lou to hold off until this meeting to discuss this when all members would be here.

Mr. Scheible: I think that was a wise decision.

Mr. Jones: He is just seeking preliminary approval?

Mr. Grevas: Correct.

Mr. Jones: Its got everything we asked for I see no objection. I make a motion to grant preliminary approval for the Bloosom Heights subdivision.

Mr. Mc Carville: Did we do a SEQR declaration on this?

Mr. Scheible: All done.

Mr. Schiefer: I will second that motion.

ROLL CALL:

MR. SCHIEFER	AYE
MR. JONES	AYE
MR. PAGANO	ABSTAIN
MR. MC CARVILLE	AYE
MR. VAN LEEUWEN	AYE
MR. SCHEIBLE	AYE

FOXWOOD DEVELOPMENT SITE PLAN (86-91)

Mr. John Wheeler fro Foxhill Development and Art Bron, Planner came before the Board representing this proposal.

Mr. Bron: We do have with us Joe Berger from chazen Associates becuase one of the topics wil be drainage.

Mr. Scheible: Is that the most updated plan?

Mr. Bron: We are here this evening to discuss the draft environmental impact statement. It is my understanding in the process we are seeking the Planning board to consider to declare the draft environmental impact statement acceptable for the purposes of public review. We are at that point in the process.

Mr. Mc Carville: A couple things I read, one was about some possibility of site work that had to be done on a side street off 94, Garden Drive, it mentioned a problem in there with some water. Its been a problem for some years. Are you familiar with that?

Mr. Wheeler: I am not sure with the specific residents.

Mr. Van Leeuwen:— Forrest Hill.

Mr. Mc Carville: What was interesting that is kind of acknowledged the problem but didn't lay out any kind of recommendation of just something that will come later on.

Mr. Wheeler: Mr. Berger will handle that he did all the drainage study both up the water shed and below.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

10 November 1989

MEMORANDUM FOR RECORD

**SUBJECT: MUNICIPAL WATER SERVICE FOR BLOSSOM HEIGHTS (86-74)
AND MOORES HILL SUBDIVISIONS (P/B 87-67)**

On 9 November 1989 a meeting was held at the request of Town Attorney J. Tad Seaman to review the alternatives for municipal water service with the applicant's representatives for the subject projects. Basically, the Town expressed their interest to the applicant's representatives in having them cooperate in the installation of a loop water system to serve both subdivisions. It is proposed that 12" mains be installed up Riley Road and Moores Hill Road, tied into the existing municipal water line near Route #207 and Silver Stream Road. The "loop" connection would be made through the Blossom Heights subdivision, utilizing 8" diameter pipes. In addition, an 8" branch line system would be installed in the Moores Hill Estates subdivision to service those lots. Provisions would be made in the Moores Hill subdivision for future feed to an 8" main in Weather Oak Hill Road.

It is the concept of this proposal that the developers install all the mains and utilize same via an outside user agreement with the Town. In the future, when other areas are served and additional mains installed, it is anticipated that a district will be formed.

The representatives of the developers, namely Lou Grevas and Greg Shaw for Blossom Heights and Michael Sandor (Ramandi Engineering) for Moores Hill Estates felt this was a reasonable proposal that would better serve both developments. It was left up to those representatives to coordinate with the principals of each development in an attempt to reach an agreement (between them) and how the system could be designed and installed. We advised all present that we had no preference in who designed the system and made the Orange County Department of Health applications; however, the designs would require review by the Town. Observation of construction would also be

MEMORANDUM FOR RECORD

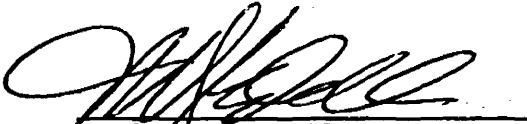
**SUBJECT: MUNICIPAL WATER SERVICE FOR BLOSSOM HEIGHTS (86-67)
AND MOORES HILL SUBDIVISIONS (87-74)**

-2-

performed by the applicant's design engineers, as well as the Town's representatives. After construction, the system would be dedicated to the Town of New Windsor for operation and maintenance.

Both developers indicated a desire not to delay the Planning Board review process because of these system designs and the need for an agreement with the Town. We indicated that, inasmuch as a district will not be formed at this time, it should not take too long to complete the agreement with the Town in regard to this system and outside user agreement. Also, there is the possibility the subdivisions could receive approval from the Planning Board, subject to final approval from the Orange County Department of Health. This aspect would need further investigation with the Town Supervisor and Planning Board Chairman.

Respectfully submitted,



Mark G. Edsall, P.E.
Principal

MJEkb

cc: George A. Green. Supervisor
Town Planning Board files

blsmheit.kb

& Grevas
Hildreth, P.C. LAND SURVEYORS

33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12550
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

8 August 1989

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12550

Att: Mr. Carl Schiefer, Chairman

SUBJECT: BLOSSOM HEIGHTS SUBDIVISION, RILEY ROAD

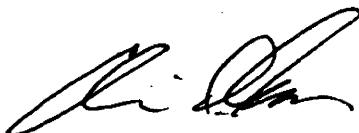
Dear Mr. Schiefer:

Reference is made to the Preliminary Approval granted this project on 10 February 1988, and the subsequent action taken by the board on 11 January 1989 concerning the Environmental Assessment Negative Declaration for the N.Y.S.D.E.C.

The purpose of this letter is to request an extension of the Preliminary Approval, since the approvals by the N.Y.S.D.E.C. and the Orange County Department of Health have not yet been received.

I will be in attendance at your meeting tomorrow evening, 9 August 1989, requesting the extension. If any questions should arise during that meeting, I will be happy to answer them.

Very truly yours



Elias D. Grevas, L.S.

EDG/bg

cc: Mark Edsall, P.E.

Received 8/9/89 @

S
Mr. Schiefer: I have a letter from Mr. Grevas dated January 11th, 1989 regarding preliminary approval granted to the subject subdivision at 10 February 1988.

Mr. Grevas: As a result of the approval plans have been submitted to the New York State Department of Environmental Conservation and the Orange County Department of Health. The DEC has requested lead agency determination of the effect on the environment, requesting that a negative declaration be made so the review process can be resumed.

Mr. McCarville: I make a motion that we declare a negative declaration with regard to the Blossom Heights subdivision on Rieley Road.

Mr. Grevas: A long form was submitted, you assumed lead agency when we had the public hearing. We came back in February, we got preliminary approval and apparently, everybody thought that this had been done--but it wasn't and the DEC wants a form that says yes, it has been done.

Mr. VanLeeuwen: We gave preliminary approval.

Mr. Grevas: Yes.

Mr. VanLeeuwen: I'll make a motion that we make a negative declaration as lead agency with regard to the Blossom Heights Subdivision on Rieley Road.

Mr. McCarville: I will second that motion.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Pagano	Aye
Mr. Jones	Aye
Mr. Schiefer	Aye

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 86- 74

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----			
									EXP.	BILLED	BALANCE	
86-74	400	01/18/87	TIME	MJE	MC BLOSSOM HEIGHTS	40.00	0.50	20.00				
86-74	401	01/25/87	TIME	FMD	CL BLOSSOM HEIGHTS	17.00	0.50	8.50				
86-74	2226	06/08/87	TIME	MJE	MC BLOSSOM HEIGHTS	40.00	0.50	20.00				
86-74	2176	06/09/87	TIME	FMD	CL BLOSSOM HEIGHTS	17.00	0.50	8.50				
86-74	4283	08/25/87	TIME	MJE	MC BLOSSOM HEIGHTS	40.00	0.50	20.00				
86-74	5637	10/27/87	TIME	MJE	MC BLOSSOM HEIGHTS SUBD	40.00	1.00	40.00				
86-74	5651	10/27/87	TIME	MJE	MC BLOSSOM HGTS	40.00	0.50	20.00				
86-74	5638	10/28/87	TIME	MJE	MC BLOSSOM HEIGHTS	40.00	0.50	20.00				
86-74	8119	01/26/88	TIME	MJE	MC BLOSSOM HTS SUBD	40.00	1.50	60.00				
86-74	8525	01/26/88	TIME	DML	CL LTR/BLOSSOM HEIGHTS	17.00	0.50	8.50				
86-74	8776	02/08/88	TIME	MJE	MC BLOSSOM HTS	40.00	0.50	20.00				
86-74	8775	02/11/88	TIME	MJE	MC BLOSSOM HTS	40.00	0.50	20.00				
86-74	18540	08/19/88	TIME	MJE	MC BLOSSOM	40.00	0.50	20.00				
								285.50				
86-74	17558	08/17/88			BILL Blossom Partial bill					-265.50		
											-265.50	
86-74	28619	01/16/89	TIME	MJE	MC BLOSSOM	60.00	0.50	30.00				
86-74	28623	01/17/89	TIME	MJE	MC BLOSSOM	60.00	0.30	18.00				
86-74	30676	02/14/89	TIME	RDM	MC BLOSSOM HGTS WTR SYS	60.00	1.00	60.00				
TASK TOTAL								393.50	0.00	-265.50	128.00	
GRAND TOTAL								393.50	0.00	-265.50	128.00	

Appendix A

State Environmental Quality Review

FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☒ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☒ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Blossom Heights, Major Subdivision

Name of Action

TOWN OF NEW WINDSOR PLANNING BOARD

Name of Lead Agency

CARL SCHIEFER

Print or Type Name of Responsible Officer in Lead Agency

CHAIRMAN

Title of Responsible Officer

Carl C. Schiefer

Signature of Responsible Officer in Lead Agency

[Signature]

Signature of Preparer (If different from responsible officer)

26 August 1987

Date

Rev: 26 Jan. 1988

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Blossom Heights, Major Subdivision			
LOCATION OF ACTION (Include Street Address, Municipality and County) W. side Riley Road, 1,200'± south of Route 207, Town of New Windsor, Ora			
NAME OF APPLICANT/SPONSOR Aldorf Realty Employees Pension Fund		BUSINESS TELEPHONE (914) 496-9141	
ADDRESS 13 W. Main Street			
CITY/PO Washingtonville		STATE N.Y.	ZIP CODE 10992
NAME OF OWNER (if different)		BUSINESS TELEPHONE ()	
ADDRESS			
CITY/PO		STATE	ZIP CODE
DESCRIPTION OF ACTION			

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
 ☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 42.59 ± acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>42±</u> acres	<u>27.8±</u> acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	<u>0.6±</u> acres	<u>0.6±</u> acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	<u>4.6±</u> acres
Other (Indicate type) <u>lawn areas</u>	_____ acres	<u>9.6±</u> acres

3. What is predominant soil type(s) on project site? _____
 - a. Soil drainage: ☐ Well drained 80% % of site ☐ Moderately well drained 15% % of site
 ☐ Poorly drained 5% % of site
 - b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on-project site? ☐ Yes ☒ No
 - a. What is depth to bedrock? _____ (in feet)

Approximate percentage of proposed project site with slopes: ☐ 0-10% 80% ☐ 10-15% 10 %
☐ 15% or greater 10 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? _____ (in feet) information not yet available
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No ~~Based on available data information not yet available~~
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to ~~information not yet available~~ N.Y.S.D.E.C.
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☒ Yes ☐ No If yes, explain UNAUTHORIZED USE BY NEIGHBORS, CHILDREN
14. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
15. Streams within or contiguous to project area: _____
a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name unnamed pond b. Size (In acres) 0.6+
17. Is the site served by existing public utilities? ☒ Yes ☐ No
a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
b) If Yes, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 42.59 acres.
- b. Project acreage to be developed: 12.5± acres initially; 42.59 acres ultimately.
- c. Project acreage to remain undeveloped 0 acres.
- d. Length of project, in miles: _____ (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed _____ %;
- f. Number of off-street parking spaces existing 0; proposed 84
- g. Maximum vehicular trips generated per hour 71 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>12</u> | _____ | _____ | _____ |
| Ultimately | <u>42</u> | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure 35' height; 45' width; 80' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 700± ft. (total, both roads)

2. How much natural material (rock, earth, etc.) will be removed from site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed? street slopes, lawn areas
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☒ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 14.2± acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction _____ months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated 3 (number).
- b. Anticipated date of commencement phase 1 May month 1988 year, (including demolition).
- c. Approximate completion date of final phase Dec. month 1990 year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☒ No
8. Will blasting occur during construction? ☐ Yes ☐ No information not yet available
9. Number of jobs generated: during construction 100±; after project is complete 0
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☒ Yes ☐ No 14,700 G.P.D.
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount sewage; 21,000 M.G.D.
- b. Name of water body into which effluent will be discharged Hudson River
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☒ Yes ☒ No ~~information not yet available~~
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 13 tons
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name Orange County Landfill; location New Hampton, N.Y.
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☒ Yes ☒ No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) Electricity, Fuel Oil, Natural Gas
22. If water supply is from wells, indicate pumping capacity 5 gallons/minute /home (min.)
23. Total anticipated water usage per day 16,800 gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If Yes, explain _____

25. Approvals Required:

Type

Submittal
Date

City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Subdivision</u>	<u>Aug 1986</u>
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Water Supply; Subdivision</u>	
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies O.C. Pl.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<u>Planning</u>	
State Agencies NYS DEC	<input type="checkbox"/> Yes <input type="checkbox"/> No	<u>San. Sewer Extension</u>	
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

- ☐ zoning amendment ☐ zoning variance ☐ special use permit ☒ subdivision ☐ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other _____

2. What is the zoning classification(s) of the site? R-3
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
As shown
4. What is the proposed zoning of the site? R-3
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
42 single-family homes
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
R-3; single family residential
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No
9. If the proposed action is the subdivision of land, how many lots are proposed? 42
a. What is the minimum lot size proposed? 32,760 S.F.
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No
a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No
12. Will the proposed action result in the generation of traffic significantly above present levels? ☒ Yes ☐ No
a. If yes, is the existing road network adequate to handle the additional traffic? ☒ Yes ☐ No


D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Aldorf Realty Employees Pension Fund Date 26 Aug 1987 Rev: 26 Jan. 1987

Signature  Title (Elias D. Grevas) Land Surveyor

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- Maybe answers should be considered as Yes answers.
- If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

- Will the proposed action result in a physical change to the project site?
☐ NO ☒ YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

- Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☐ NO ☐ YES

- Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

02-11-90

- Examples that would apply to column 2**

4. Will proposed action affect any non-protected existing or new body of water? ☐ NO ☒ YES

Examples that would apply to column 2

5. Will Proposed Action affect surface or groundwater quality or quantity? ☒ NO ☐ YES

Examples that would apply to column 2

6. Will proposed action alter drainage flow or patterns, or surface water runoff? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

[illegible]

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: No change in drainage patterns,
increase in time of concentration of water

IMPACT ON AIR

7. Will proposed action affect air quality? ☒ NO ☐ YES
Examples that would apply to column 2
- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
 - Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
 - Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
 - Proposed action will allow an increase in the amount of land committed to industrial use.
 - Proposed action will allow an increase in the density of industrial development within existing industrial areas.
 - Other impacts: _____

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? ☒ NO ☐ YES
- Examples that would apply to column 2
- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
 - Removal of any portion of a critical or significant wildlife habitat.
 - Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
 - Other impacts: _____

9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☒ NO ☐ YES
- Examples that would apply to column 2
- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
 - Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Proposed Action affect agricultural land resources?
 Examples that would apply to column 2 ☒ NO ☐ YES
 • The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

- [illegible]

11. Will proposed action affect aesthetic resources? ☒ NO ☐ YES
(If necessary, use the Visual EAF Addendum in Section 617.21, Appendix B.)

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: _____

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? ☒ NO ☐ YES

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts:

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: _____

14. Will there be an effect to existing transportation systems?
☐ NO ☒ YES

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: increase in traffic on existing public roads.

15. Will proposed action affect the community's sources of fuel or energy supply? ☐ NO ☐ YES

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: Increase in use of electricity, fuel oil & natural gas

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒ NO ☐ YES

- **Blasting within 1,500 feet of a hospital, school or other sensitive facility.**
- **Odors will occur routinely (more than one hour per day).**
- **Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.**
- **Proposed Action will remove natural barriers that would act as a noise screen.**
- **Other impacts:**

17. Will Proposed Action affect public health and safety? ☒ NO ☐ YES

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community?
☒ NO ☐ YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? ☐ NO ☒ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

27 January 1988

Page 1 of 2

ADDENDUM TO FULL ENVIRONMENTAL ASSESSMENT FORM
BLOSSOM HEIGHTS SUBDIVISION
TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y.

SUBJECT: PRELIMINARY STORM DRAINAGE REPORT

Storm drainage from the Subdivision Site discharges to the outlet stream from Silver Stream Reservoir (Brown's Pond). The point of discharge is a box culvert on Moores Hill Road at the north-western-most corner of the subdivision.

Although the total drainage area of the Silver Stream Reservoir is in excess of seventeen hundred acres, the Subdivision Environs, including the parcel to the subdivided and those areas contributing storm drainage immediately adjacent to the subdivision, comprise approximately 69.6 acres. Within the Subdivision Environs, there are small water courses which discharge to the above-noted outlet stream. The most significant of these small water courses lies in the northerly portion of the subdivision site, and contains two (2) small ponds. This water course is the receptor for approximately 14.5 acres of land, both within the subdivision and outside of the subdivision. The proposed storm drainage system for the easterly portion of the subdivision discharges to this existing, natural water course.

Drainage calculations (attached hereto) indicate that the development of the subdivision will increase the cubic feet per second flow at the easternmost pond by 14.8 c f s. The total volume to be discharged at that pond is 37.6 c f s. Using that information, a channel design was calculated to handle the flows. Although the ponds will remain, no retention of storm water is calculated or proposed. The channel is to be excavated in the existing natural stream channel, and is to be contained within an easement for maintenance purposes.

The entire subdivision, including the above-noted area, consisting of 69.6+/- Acres, is calculated to result in an increase of 56.4 c f s at the point of discharge on Moores Hill Road. The structure at the crossing on the road has a waterway opening of approximately 45.3 square feet. The difference in volume required by this subdivision indicates that a waterway opening of 7.52 square feet would be required. This would be in addition to that required to carry the normal flows presently being carried by the structure as it exists.

ADENDUM TO FULL ENVIRONMENTAL ASSESSMENT FORM
BLOSSOM HEIGHTS SUBDIVISION
TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y.

SUBJECT: PRELIMINARY STORM DRAINAGE REPORT

During a conversation with the Town's Highway Superintendent, Mr. Fred Fayo, he indicated that he has not seen the existing structure "overtopping" to road, nor come close to it.

Although a detailed analysis of the Silver Stream Reservoir, including volume of impoundment and spillway sizing, has not been done, the comparative size of the area of the Subdivision Environs and the area of the Silver Stream Reservoir Watershed would indicate that the present structure will handle the additional volume. The Subdivision Environ comprise approximately 4% of the watershed for the reservoir.

Other drainage improvements on the site include aligning existing channels and regrading an area near the southwesterly corner of the site to provide more direct channel flow in the existing, natural channel. In all cases, culvert systems proposed for this project are designed to discharge into natural drainage patterns.

Prior to Final Approval, detailed analyses will be provided for the internal subdivision storm drainage system, to verify culvert sizing and spacing.

The Town Engineer's Office has been furnished the work sheets containing the preliminary calculations referred to above, including plans and maps on which the drainage areas have been outlined.

BLOSSOM HEIGHTS
PRELIMINARY DRAINAGE CALCULATIONS

1 of 5

I. ON/OFF-SITE DRAINAGE AREAS:

A. Subdivision Environs: $69.6 \pm$ Acres

B. SILVER STREAM Reservoir: $1750 \pm$ Acres

II. DRAINAGE CALCULATIONS: (Rational Formula)

A. Basis of Calculations

Storm Frequency: 50 years

Runoff: $2.75''/\text{hour}$

Formula: Rational ($Q = Aci$); Q = Quantity in cubic feet/seconds; A = area drained; C = runoff coefficient (based on ground slope & cover); i = intensity (in inches/hour, based on time of concentration at point of discharge).

B. Subdivision Environs: Undeveloped Site; Existing Development off-Site

1. Watershed Area: $69.6 \pm$ Acres

2. Longest "Reach" in Watershed: $2,100 \pm$ L.F.

3. T_T (Time of Travel) = hydraulic length = 42 min.

4. $i = 3.6''/\text{hr}$; $C = 0.35$; $Q = 87.7$ cfs

C. Subdivision: Developed Area

1. Developed Area/Lots (Estimated)

Includes House, Driveway, & Lawn Areas; $10,000 \text{ SF}/\text{lot}$; 420;

2. Road Areas (Estimated)

Includes Pavement & Slopes; $213,100 \text{ SF}$.

3. Total Developed Area: 633,100 SF; 14.5 ± Ac.
4. Longest "Reach", developed area: 1,400 L.F.
5. T_T (Time of Travel) = hydraulic length 25 min.
6. Estimated 'C' for developed areas = 0.9

D. Undeveloped / Developed Area Runoff Calculations

1. Modification of 'C' factor:

$$\frac{\text{developed area (14.5 Ac)}}{\text{undeveloped area (69.6 Ac)}} \times (0.85 - 0.35) = 0.45$$

2. Increase in T_T (Travel time) 17 min.

3. i (from Tables) = 4.6"/hr.

4. $Q = 69.6 \times 0.45 \times 4.6 = 144.1 \text{ cfs}$

5. Difference in Undeveloped / Developed Runoff: 56.7 cfs

E. WATERWAY AREA REQUIRED FOR DEVELOPMENT

1. Basis of Calculations; Existing, Bottomless Concrete Structure
Average Width: 10.3'; Average Depth: 4.4'; Slope: 0.007

KUTTER'S FORMULA: $Q = a C \sqrt{RS}$

$Q = \text{Runoff (cfs)}$

$a = \text{Waterway area (S.F.)} = 45.3$

$R = \text{hydraulic radius} \left(\frac{\text{area}}{\text{wetted perimeter}} \right) = 2.37$

$n = \text{coefficient of roughness (from Tables)} = 0.030$

$S = \text{longitudinal slope} = 0.0077$

$$C = \frac{41.65 + \frac{0.00281}{(0.0077)} + \frac{1.811}{(0.030)}}{1 + \left(\frac{41.65 + \frac{0.00281}{0.0077}}{42.015} \right) \frac{0.030}{\sqrt{2.37}}} = 56.29$$

$\frac{42.015}{1.21275} \quad \frac{0.030}{1.53748}$

0.13509

$$Q = (45.3)(56.2922) \sqrt{2.37 \times 1.0077} = 344.5 \pm \text{cfs}$$

Percentage Increase in Waterway area required
for development: $\frac{56.7 \text{ cfs}}{344.5 \text{ cfs}} = 16.5 \pm \% (7.52 \text{ SF})$

F. APPROXIMATE CALCULATION; EXISTING WATERWAY CAPACITY

1. Drainage Area: $1750 \pm \text{A2}$
2. Talbot's Coefficient: (Estimated) 0.40
3. Talbot's Formula: $Q = C \sqrt{A^3}$

$a = \text{Required Waterway Area}$

$C = 0.40$

$A = \text{Drainage Area in Acres (1750)}$

Value of a , interpolated from Tables

$$\frac{1,500}{2000} = \frac{121}{149} = 135 \text{ S.F.}$$

SILVER STREAM RETENTION CAPACITY & SPILLWAY DATA
UNKNOWN AT THIS TIME

UPPER POND DRAINAGE (SECTION I)

A. ON/OFF SITE (NE)

$$Area = 3.7 \pm Ac$$

$$Reach = 420 \text{ L.F.}$$

$$TC = 16 \text{ min.}$$

$$i = 5.7 \text{ "/hr}$$

$$C = 0.30$$

$$Q = 3.7 \times 5.7 \times 0.30 = 6.3 \text{ cfs}$$

B. ON/OFF SITE (SE)

$$Area = 10.8 \pm Ac$$

$$Reach = 1350 \text{ L.F.}$$

$$TC = 19.5 \text{ min.}$$

$$i = 5.1 \text{ "/hr}$$

$$C = 0.30$$

$$Q = 10.8 \times 5.1 \times 0.30 = 16.5 \text{ cfs}$$

B. DEVELOPED AREA (SECTION I, 11 lots)

$$Area = 10.8 \pm Ac$$

$$Reach = 1350 \text{ L.F.}$$

$$TC = 15 \text{ min. (increase due to development)}$$

$$C = 0.50$$

$$i = 5.8$$

('C' value adjustment: 11 lots, 10,000 SF/lot; 2.5 \pm Ac
Roads, 1000 LF; 1.15 \pm Ac

$$\frac{3.65 \text{ Ac @ } 0.90}{10.8 \text{ Ac @ } 0.30} = 0.50$$

$$Q = 10.8 \times 5.8 \times 0.50 = 31.3 \text{ cfs}$$

$$(\Delta \text{ cfs} = 14.8 \text{ cfs})$$

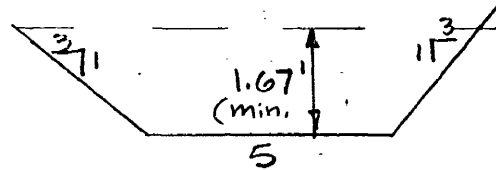
OUTLET STREAM CHANNEL REQUIRED

NE AREA (Rear 4 lots) 6.3 cfs
 SE AREA (DEVELOPED) 31.3 cfs
 channel requirement 37.6 cfs

FROM TABLES, TALBOT'S FORMULA

$\frac{30}{40} = \frac{6}{8} \text{ S.F.}$ Interpolation = 6.8 SF Required
 $40 = 8 \text{ SF}$

channel proposed:

SUBDIVISION OUTLET (MT. AIRY ROAD)

TOTAL, DEVELOPED & UNDEVELOPED RUNOFF: 144.1 cfs (69.6 ± A)

FROM TABLES, TALBOT'S FORMULA

60 = 11 SF

interpolation = 11.2 S.F.

80 = 13 SF

opening required

Existing Structure 45.3 SF;

CALCULATED CAPACITY: 344.5 ± cfs

(OUTLET TO SILVER STREAM RESERVOIR)

TOWN OF NEW WINDSOR PLANNING BOARD
TOWN HALL, UNION AVENUE, NEW WINDSOR, NEW YORK

BOARD MEMBERS PRESENT: HENRY SCHEIBLE, CHAIRMAN
DANIEL MC CARVILLE
LAWRENCE JONES
HENRY VAN LEEUWEN
CARL SHIEFER
JOHN PAGANO

OTHERS PRESENT: MARK EDSALL, PLANNING BOARD ENGINEER
JOSEPH RONES, PLANNING BOARD ATTORNEY
MICHAEL BABCOCK, BUILDING INSPECTOR

ABSENT: RON LANDER

Mr. Scheible called the regular meeting to order.

BLOSSOM HEIGHTS SUBDIVISION (86-74)

Mr. Elias Grevas came before the Board representing this proposal.

Mr. Grevas: Following our public hearing on this and in response to some of the comments made during the hearing and in the engineers comments revised a couple of things. Number 1 we have taken the short cul-de-sac street out and straightened up these lots. There was a short cul-de-sac street here Mr. Mc Carville remembers commenting on it one of the items was the showing of the sectionalization of the project. Section 1,2 and 3 . They are shown with the dark lines on the plan. You will notice in the file is a letter written to the Planning Board in which I state our clients intention to request preliminary approval on the entire site but we will only proceed with final approval on the first section which is 11 lots in the hopes that the Town will bring the Town water line in there that we have been working on for two and a half years. I believe that I have covered all of the items as I said before in the engineers comments and those items that were brought up by the Board members during the public hearing. We are at this time requesting preliminary approval so we can proceed to the Health Department as the next step in the subdivision. Basically that is it.

Mr. Van Leeuwen: Hank at last meeting since all the members weren't here there was four here and I asked Lou to hold off until this meeting to discuss this when all members would be here.

Mr. Scheible: I think that was a wise decision.

Mr. Jones: He is just seeking preliminary approval?

Mr. Grevas: Correct.

Mr. Jones: Its got everything we asked for I see no objection. I make a motion to grant preliminary approval for the Blossom Heights subdivision.

Mr. Mc Carville: Did we do a SEQR declaration on this?

Mr. Scheible: All done.

Mr. Schiefer: I will second that motion.

ROLL CALL:

MR. SCHIEFER	AYE
MR. JONES	AYE
MR. PAGANO	ABSTAIN
MR. MC CARVILLE	AYE
MR. VAN LEEUWEN	AYE
MR. SCHEIBLE	AYE

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: Blossom Heights MAJOR Subdivision

PROJECT NO. : 86-74

TYPE OF PROJECT: Subdivision ☒ Site Plan _____
Lot Line Change _____ Other (Describe) _____

<u>TOWN DEPARTMENT REVIEWS:</u>	<u>Date</u> <u>App'd</u>	<u>Date</u> <u>Not App'd</u>	<u>Not</u> <u>Required</u>
Planning Board Engineer	_____	_____	_____
Highway	_____	_____	_____
Bu. Fire Prev.	_____	_____	_____
Sewer	<u>8/24/87</u>	_____	_____
Water	_____	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	_____	_____	_____
DEC	_____	_____	_____
O/C PLANNING	_____	_____	_____
O/C HEALTH	_____	_____	_____
NYS DOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEOR: Lead Agency Action _____
Determination _____
EAF Short _____ Long ☒ Submitted _____ Accepted _____
Proxy: Filed _____ Representative _____

PUBLIC HEARING: Held (DATE) _____ Waived* _____
Other _____
(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:
(SUBDIVISIONS)

Sketch Plan Date	_____	+ 30 days = Action Date	_____
Preliminary P/H Date	_____	+ 45 days = Action Date	_____
Preliminary App'l Date	_____	+ 6 months = Final Resub. Date	_____
Final Plan Date	_____	+ 45 days = Final App'l Date	_____

TIME SEQUENCING:
(SITE PLANS)

Presubmission Conf. Date	_____	+ 6 months = Submittal Date	_____
First Meeting Date	_____	+ 90 days = Final App'l Date	_____



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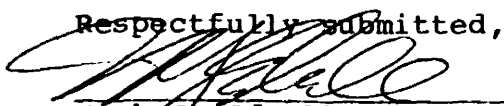
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: **Blossom Heights Subdivision**
PROJECT LOCATION: **Between Moores Hill Road and Riley Road**
NEW WINDSOR #: **86-74 (Formerly 85-22)**
27 JANUARY 1988

- 1). The Applicant has submitted a plan for the subdivision of 42.6 +/- acre parcel into 42 Lots. The plan has recently been reviewed at the 26 August 1987 and 28 October 1987 Planning Board meetings. The Public Hearing for this project was held at the latter meeting.
- 2). As requested in my previous review comments, the full Environmental Assessment Form has been revised. In addition, as an attachment to the EAF, the Applicant's Professional Representative has made an evaluation of the stormwater impact of the project.
- 3). In line with my previous comments and the discussion of the Planning Board, "Road D" (which was a short cul-de-sac road) has been removed and the Lot Layout revised.
- 4). In line with my previous comments, a typical road cross section has been added to the plans. The detail is for a Rural Street spec, with some minor variations.
- 5). The Board may wish to discuss the indicated Offers of Dedication for the Drainage Easements. All such Offers should be forwarded to the Town Board and Town Attorney.
- 6). In line with my previous comments, the plan has been revised to indicate the three (3) proposed phases of development.
- 7). Based on the date of the Preliminary Public Hearing, the Board should either take preliminary action for approval or require that the Applicant wave the action deadline.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJE:dm1
blossom



CITY OF NEWBURGH

CITY MANAGER'S OFFICE

CITY HALL
NEWBURGH, NEW YORK

12550

Phone (914) 565-3333

MATTHEW B. GALLIGAN
City Manager

26 January 1988

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12550

ATTENTION: HENRY SCHEIBLE, CHAIRMAN

SUBJECT: BLOOSOM HEIGHTS MAJOR SUBDIVISION;
TOWN OF NEW WINDSOR (Our File # 87-56)

Dear Mr. Scheible:

This letter shall confirm that I have reviewed the major subdivision plan for the Bloosom Heights project which is currently under review by your Board with the City Consulting Engineer. We understand that your Board took the Lead Agency position required under the State Environmental Quality Review Act and will be soon making a determination of the environmental significance of the project.

Based on our cursory review of the plan, please be advised that the City of Newburgh has minimal concern with regard to this residential development nor any additional input regarding the SEQRA process. Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Very truly your,


Matthew B. Galligan
City Manager

cc: William J. Hauser, P.E., City Consulting Engineer
Mark J. Edsall, P.E., Town Planning Board Engineer



ELIAS D. GREVAS, L.S.

LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

26 January 1988

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Att: Mr. Henry Scheible, Chairman

SUBJECT: BLOSSOM HEIGHTS SUBDIVISION, RILEY ROAD

Dear Mr. Scheible:

This is to advise you of our Client's intention, for the record, in the review process for the Subject subdivision.

Preliminary Approval is being requested for the entire project of 42 single-family residential lots. This is to permit us to submit the plans to the Orange County Department of Health and New York State Department of Conservation for the water supply for each lot and the extension of sanitary sewage collection system.

Final Approval, however, will only be sought for Section I (11 lots) as shown on the Preliminary Plan. This is to allow for the necessary time to determine whether or not the Town water system will be extended to service this property.

It has always been our Client's intention to provide an extension of the Town Water System into the subdivision for this project, as evidenced by past submittals and correspondence in the Town's files. If Town water is available to this site within a reasonable time, Sections II & III will be re-submitted on that basis.

I will be available answer any other questions the Board may have at your meeting of 27 January 1988.

Very truly yours

Elias D. Grevas, L.S.

EDG/bg

cc: Mr. Mark Edsall, P.E.
Aldorf Realty

1-27-88
86-74
Blossom
Heights

Mr. Elias Grevas came before the Board representing this proposal.

Mr. Grevas: This is a letter in response to some of the comments at a public hearing. I have written a letter to the Board explaining my clients intent in the development of the property as well as replying to the comments made by the Town Engineer with reference to the latest ones of our latest review by Mark Edsall. This is a Plan subject to the public hearing. As stated in my letter, I just handed the chairman my clients intent is to request preliminary approval on the entire 42 lot subdivision but only go to final on section 1 in the hopes the Town brings water to us in a fairly reasonable time. As I stated also in my letter it has always been my clients intention to provide Town water to the site and he is willing to bring it down Reilly Road from 207 but we can't tie in any place.

Mr. Van Leeuwen: I will read this letter dated January 28, 1988 from Mr. Grevas regarding Blossom Heights Subdivision. They are requesting preliminary approval for the entire project of 42 single family lots.

Mr. Grevas: What that says is this part of the property section lines are shown on the plan are these 11 lots right here. Basically this is because we can get to the sewers here on Reilly Road with these 11 lots. These would be individual wells in accordance with the zoning requirements. We are holding off on section 2 and 3 because we hear that the Town is working on the water district. Though we understood 2½ years ago about the water we are still willing to try that. My client has always wanted to bring Town water here. At any rate the remainder of the questions that were brought up at the hearing and the Engineer's comments, I believe have been answered. I have clarified some of the items in the EAF form that Mark had questions on. We have done a drainage study and I spoke to Mr. Fayo concerning this culvert here, the point of ingress and egress. The speed limit on these roads is 45 mph and the Town is presently lowering those to 40 mph but I heard 35 mph, but Mr. Fayo says 40 mph so these points of ingress and egress in fact were walked over at one time with the planning board and myself about two years ago. We all met here and went over these two points. Other questions concerning the provision of the typical cross section which is on the second sheet of the plan and we took out a short subroad called road "D" on the preliminary plan in this area and have just put lots straight away. Other than that I think we are ready for preliminary approval so that we can go ahead. As I said, previously, I have covered all of the items that were called for in the review process and I see Mark has given you a list or a set of review comments based on this plan because I have shown it to him.

Mr. Van Leeuwen: There is one thing we have a problem tonight as you realize we are shorthanded tonight. This is on a review part of the agenda.

Mr. Jones: You are not making any decision tonight?

Mr. Van Leeuwen: He has got it for review and you want preliminary approval, right?

Mr. Grevas: We had our public hearing some time ago.

Mr. Jones: I have my own opinion on this project and I think Lou knows about it.

Mr. Grevas: I am not sure that we do.

Mr. Jones: I am not an Engineer and I don't pretend to be one, but I don't think this land right now can support them all with water, with wells and I would not want to be the guy who ok'd that and six months down the line after you build a house they are going to storm this town Hall about getting hooked up to Town water. You can take it from there if you want to.

Mr. Grevas: There are two things that should be re-emphasized.

1. The Town zoning has been set up to provide for this type of use and 2. The Health Department has to give us approval before we can proceed to final. 3. There is also a third point, if there is water on to the lot and we can drill for it is individual wells, we are not talking about a central water system, it is there. If water is there we are allowed to take it. We are allowed to take the water from the ground and that is all I can say.

Mr. Edsall: Obviously, the projections cannot go to the Orange County Health Department without preliminary approval which isn't final approval it just allows the project to proceed and go on to County Health Department. Maybe if Mr. Jones concern can be passed on to the Orange County Health Dept. you could request that they give extra review as to the conditions of the Aquifer and whether or not they feel that they will be a detrimental effect on the adjacent property. They should be well qualified to give you an answer back.

Mr. Jones: They are not going to make any test.

Mr. Grevas: They are going to make us do them.

Mr. Edsall: It has got to go for review under the realty subdivision requirement and you can request that the particular item of extra investigation.

Mr. Jones: I still feel the same way. I don't care who it goes to, I wouldn't care if it went to my brother, I don't think there is enough water for the houses. I don't want any problems coming into the Town. We have enough problems and we don't need any more.

Mr. Grevas: The trouble is we don't know there is no way we can know. You have an opinion, there is any there.

Mr. Jones: Not enough to take care of 11 houses.

Mr. Grevas: As I said, we don't know that.

Mr. Jones: You have seen those sites before, you didn't start to be an engineer yesterday or today.

Mr. Grevas: That is true and what I know is that I don't know.

Mr. Van Leeuwen: None of us know the only thing the County will make him drill a well on a couple of lots and test the well.

Mr. Edsall: There are prescribed ways to determine if the drilling of the wells will have detrimental effect on adjacent wells. You can request that the County look into it and they will set whatever perimeters are needed to be sure that there isn't a problem. Well drilling has always been a very difficult thing to predict.

Mr. Grevas: I can't even approach them to find out until we get preliminary approval. I have to remember this would not be the first time you have taken action on something in the review section. It happened at the last meeting.

Mr. Jones: My feeling is that it could be defeated tonight.

Mr. Grevas: It is up to you.

Mr. Van Leeuwen: I can bring it to a vote if you want.

Mr. Grevas: It is up to you. I am requesting preliminary approval.

Mr. Edsall: You are in need of doing something, either wave the deadline or vote.

Mr. Van Leeuwen: I will be truthful to you. I would rather ask you to wave the deadline and bring it back and I will make sure that it is on the next agenda.

Mr. Grevas: Until the next meeting on the 10th of February.

Mr. Van Leeuwen: Right, and we will see if we can get you on the agenda when the actual Board can be here. Something as big as this should be discussed with the full board.

Mr. Grevas: I will take your recommendation. I might get in trouble with my client by your advice and I think that is advice well taken. I will tell him we will extend until February 10.

Mr. Van Leeuwen: Ok, thank you.

Mr. Edsall: We have letter from the City of Newburgh regarding Blossom Heights, saying that they have minimal concern regarding this project.



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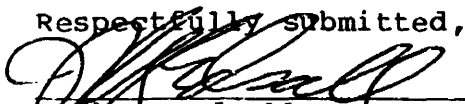
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Blossom Heights Subdivision
PROJECT LOCATION: Between Moores Hill Road and Riley Road
NEW WINDSOR #: 86-74 (Formerly 85-22)
10 FEBRUARY 1988

- 1). The Applicant has submitted a plan for the subdivision of 42.6 +/- acre parcel into 42 Lots. The plan was most recently reviewed at the 27 January 1988 Planning Board meetings.
- 2). Currently the project has Sketch Plan approval, which was granted at the 26 August 1987 Planning Board meeting. The Board should consider taking preliminary action or require that the Applicant further waive the mandatory action deadline.
- 3). The Applicant has submitted a Full Environmental Assessment Form. This form should include two attachments, the Karnig Forestry Report and the Preliminary Drainage Evaluation. It is my recommendation that the Board make a conditioned negative declaration for the project under the SEQRA Process, with such condition being that any drainage related problems (if any) be mitigated as part of the project.
- 4). A final review of the submitted drainage calculations will be made and comments, if any, will be forwarded directly to the Applicant's representative. A final drainage report will be required prior to final approval. This report should include determination of the contributory drainage area, on-site methods to direct stormwater, on-site contribution calculation, downstream path determinations and conclusion.
- 5). The plan as currently submitted appears acceptable for preliminary approval, from an engineering standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

86-74

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision ✓ _____ as submitted by
Elias D. Grevas for the building or subdivision of
Blossom Heights has been
reviewed by me and is approved _____,
disapproved ✓ _____.

If disapproved, please list reason.

No information regarding waste disposal

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn D. Masten

SANITARY SUPERINTENDENT

8/24/87

DATE

Rec'd 8-24-87

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

86-74

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Elias D. Grevas for the building or subdivision of
Blossom Heights has been
reviewed by me and is approved ✓
~~disapproved.~~

~~If disapproved, please list reason.~~

There is no town water available in this
area as yet.

HIGHWAY SUPERINTENDENT

Steve D. Dine
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Blossom Heights Major Subdivision
PROJECT LOCATION: Between Moores Hill Road and Riley Road
NW#: 85-22 (86-74)
28 September 1987

1. The Applicant has submitted a Plan for the subdivision of a 42.6 +/- acre parcel into 42 lots. The Plan has been reviewed most recently at the 26 August 1987 Planning Board Meeting, at which time a Sketch Plan Approval was granted.

2. The report from the Superintendent of Highways indicates concern with regard to the proposed intersection of "Road A" and Moores Hill Road. The Applicant should provide additional information and indicate site distances on the Plan. A field visit with the Applicant and Planning Board present may be advisable regarding this matter.

3. A review was made of the Full Environmental Assessment Form as submitted by the Applicant. Several portions of the form require completion or additional information. These items will be coordinated with the Applicant's representative. Prior to a SEQRA Impact Determination, the EAF should be revised and resubmitted.

4. A review was made of the roadway profiles for the internal roadway network as shown. My comments are as follows:

- a. Proposed Roads A, B and C contain areas with a variety of slopes ranging from 1.67% up to 10%. If the intersection locations with the existing roadways are found acceptable based on the field evaluation, the configuration of the roadways appear acceptable.
- b. Road D, the short cul-de-sac to the southeast off Road C, has a slope primarily of 10%. It may not be advisable to have a short dead end type arrangement with the maximum allowable roadway slope.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Blossom Heights Major Subdivision
PROJECT LOCATION: Between Moores Hill Road and Riley Road
NW#: 85-22 (86-74)
28 September 1987

Page 2

- c. Future plans should include a typical cross section detail of the proposed roadway.
- d. The paving for cul-de-sacs shall have a minimum 100' diameter.

5. The Subdivision Plan indicates that on-site discharge of stormwater collected within the roadways will occur. Discharge is indicated to the two ponds at the north of the property. The Environmental Assessment Form indicates that no increase in water surface area is proposed. It is questioned whether additional storage capacity is required. The Applicant should provide information to indicate same.

6. As noted in the previous review comments, whom the indicated drainage easements are being created to the benefit of must be clarified. Further, it is again questioned why the drainage easement does not encompass the storage ponds. Responsibility for maintenance of all easement areas should be discussed.

7. The Environmental Assessment Form indicates that the project will consist of three (3) phases. The phasing of the project should be indicated on the Plan.

8. Prior to Final Approval, the "assumed road line" on Riley Road should be clarified.

9. As indicated in the Application information, submittal to the New York State Department of Environmental Conservation and Orange County Department of Health is required for the sewer and water extensions, respectively.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE

10/28/87

Mr. Scheible: We just want to make a note of it. There is not going to be any decision made here so we can check that situation out. Is there any further discussion from the Board?

Mr. Mc Carville: Question, you need road D? Why don't we get the lots?

Mr. Grevas: Because what it would do is make shoe string lots out of it and I discussed this with Mark earlier to move the road around to try and catch this corner. The road is not helping gradewise so I busted this in here to provide a big enough turnaround. Incidentally I just remembered there are 130 foot diameter cul-de-sac right of way line. So to come in here to gain access to the back land is why I did that the maximum grade is ten percent and that is what we have got.

Mr. Van Leeuwen: Did you put a couple flags where the road is coming out?

Mr. Grevas: Yes.

Mr. Van Leeuwen: Maybe a couple of us can go take a look.

Mr. Grevas: It's been some time.

Mr. Scheible: We will be glad to go over it again.

Mr. Schiefer: The frontage on the lots, you have 242 plus 50 plus 275 is that really shoe string lots if you divide it into four lots?

Mr. Grevas: I will tell you what I will do I will take a look at it I don't like to have too narrow a lot but I will look at it certainly to see if I can eliminate that lot.

Mr. Schiefer: It is short and steep.

Mr. Grevas: Five hundred seventy five yes, but that is still well ok, I will take a look at it for redesign in the corner.

Mr. Schiefer: It is almost 150 foot frontage on each lot

Mr. Scheible: I'd like to open the public hearing to the public. When you stand to ask your question please stand and state your name and address and state your questions to Mr. Grevas or to the Board.

Rick Temple: I live on Reilly Road. I have got several questions I'd like to get some clarification. I'd like to take a look at the second sheet of the particular plot plan because this information was unavailable to us until tonight. I'd like to see it if I can within tonight's timeframe and also the report from the forestry and so forth to find out what that is all about. I have a couple questions I assume that if you gentlemen have all had a chance to take a look at the impact statement submitted by Mr. Grevas for this particular development in the area? I assume that is correct, I am making that assumption I am wondering what comment you had on that and who have you decided to be the lead agency?

Mr. Scheible: This Board has accepted lead agency.

Mr. Temple: Have you reviewed the package?

Mr. Scheible: Our engineer has taken a close look at the statement as presented yes.

Mr. Temple: Were there any comments transmitted back regarding that particular assessment form? I don't know who I should be directing it to?

Mr. Scheible: At the proper time the comments will be brought out and we will act upon any comments necessary.

Mr. Temple: I notice some things I mentioned to the Town Board at the September 16th meeting. There are some obvious discrepancies as to what was put down on the form, the type of land that is going to be developed was stated that is currently brush and meadow land. That is not the case there is some other statements that says when it defines--

Mr. Rones: We have since received a forestry report which amends that part of the EAF form.

Mr. Temple: Amends in what respect?

Mr. Rones: It identifies the trees, their density and so forth.

Mr. Temple: I have no access to that but it still doesn't change the fact it is not a meadow land in the form. Also I assume I am, because of the way they are going to put it in there they are going to knock out quite a bit of trees, they are not going to leave the majority standing.

Mr. Scheible: It is an understanding of the Board we have been here for quite some time now trying to oversee exactly how much of the timber will be cut down that is why it was recommended that a forestry survey be taken to make sure that there would be no excessive cuttings.

Mr. Temple: We are going to-- in fact it is going to be more than ten acres which is going to be cut down.

Mr. Scheible: I haven't had a chance to read the survey as of yet.

Mr. Temple: Was this information ever sent out to the DEC, this impact statement information?

Mr. Grevas: Doesn't have to be it is an environmental assessment form and the Town of New Windsor Planning Board is the lead agency.

Mr. Edsall: Being that the Board has taken lead agency status after a full evaluation is made there will be a determination made as far as the significance and that will be circulated to all involved agencies what is the normal procedure.

Mr. Temple: Was there any need, any feedback from the Town of Newburgh, it is relative to the fact the runoff will be infiltrating into their water supply.

Mr. Scheible: The City of Newburgh. We haven't received anything back from the City of Newburgh.

Mr. Temple: That whole stream meanders down.

Mr. Scheible: We have been watching that closely.

Mr. Van Leeuwen: The City of Newburgh has also been advised this project has been going on.

Mr. Temple: I was wondering if there was any feedback.

Mr. Scheible: They were also invited to be here is there anyone present from the City of Newburgh no, I guess not.

Mr. Temple: The other item I can think of because of the fact this is going to be staged in over a period of more than one year will that have any other impact in the statements that were made made in the EAF form it states there must be another form filled out if you are going to do anything if construction has more than a year.

Mr. Scheible: We don't know how long it is going to take the developer to build it so we couldn't be specific to tell him.

Mr. Temple: He states it is going to take more than a year.

Mr. Grevas: Yes, we do I don't see a requirement that says we have to start all over again in each section though. Where do you see that?

Mr. Temple: It is on page six. It is impact on the land will result in the change of the property of the site applies to column 2 if construction continues for more than one year and involves more than one stage--

Mr. Grevas: That is your opinion.

Mr. Temple: That is not subject to any interpretation as to what is said that is what applies to column 2.

Mr. Grevas: They are asking what the impact will be I am saying there won't be an impact I don't consider it a large impact.

Mr. Temple: That is not subject for your interpretation, it says applying to column 2.

Mr. Grevas: I will stand with whatever the Planning Board as lead agency tells me to do.

Mr. Temple: Did you gentlemen receive on September 16th I submitted a letter and marked up copy of the EAF statement with some of the things I have mentioned tonight as being not necessarily accurate or maybe not because I don't have all the information I had I was looking for an opinion as to whether or not you have seen this and what action if any is going to be taken relative to the correction. Have you had a chance to see that?

Mr. Scheible: You sent a letter?

Mr. Temple: I submitted it at the Town Board meeting on September 6th.

I gave double copies and said make sure the Planning Board gets it.

Mr. Scheible: The petitions are in here. But I don't seem to know, we don't have it on record.

Mr. Edsall: Maybe I can just pass on a comment to the Board and I guess to Mr. Temple's benefit as well, one of my comments on record to the Board is that I have found a couple areas that I find not to be acceptable in the completion of the form. It is not uncommon that two professionals complete a form and don't agree on every aspect. I'd be more than happy to go to the Board and get your comments as well so when I do complete my review everything will be taken into account.

Mr. Scheible: Thank you Mr. Edsall.

Mr. Edsall: I have not finished my review because of the fact that I feel some items need clarification and I recommend to the Board not to take any SEQR action until we have cleaned everything up and Mr. Grevas is aware of that.

Mr. Temple: I can give you another copy so you can take a look at it. I'd be glad to give you another copy for your own records. I have one other item. You mentioned Mr. Grevas about the land itself which says there is no change in the drainage pattern but an increase of time of concentration of water. Does that indicate there might be some flooding in the area? Where would you concentrate the water?

Mr. Grevas: The term time of concentration means the time it takes water to reach a certain point. When you pave a site when you provide lawns and roofs on a site that presently is wooded or has natural cover what happens is that the time of concentration decreased in other words if it takes a half hour for water to get from one point to another now it is going to take less time so the term time of concentration does not mean concentration at a single point. What we have is a water course along the westerly bounds exists to the northwest which has a natural holding pattern because it has some room to expand. The only constriction would be the culvert at the Moores Hill Road which our calculations tell us it is large enough to accept the water from the site that is, calculations are subject to the Town engineer and report to the Planning Board.

Mr. Temple: Fine. Let me give you this and if I may can I take a look at the information brought to you this evening on the forestry report and the second page?

Mr. Scheible: If you want to sit close by here.

Mr. Temple: Fine.

Mr. Grevas: There is just one item I want to clear up that is the business about meadow or brush land on the site. Now the question is the total acreage of the project area 42.59 acres. Underneath that the approximate acreage for meadow or brush land not agricultural the next choice is forested. I always think of brush land as wood land I must say when I got together with Mr. Karnig and I said what is the difference between woods and forest he said it is a matter of semantics. To surveyors everything is brush so when we got together we decided to ask Mr. Karnig to prepare the report so we'd know what it was considered. The site according to his report was bare of trees in the fields

prior to World War I it is not a case of a totally mature forrest.

Mr. Mc Carville: There are some along the stone walls.

Mr. Grevas: Yes, the maximum age I think Mr. Karnig said is is 170 years.

Mr. Van Leeuwen: I make a motion we close the public hearing.

Mr. Jones: I will second that.

Mr. Dennis Delfino: I own property that borders Silverstream, I'd like to ask if anybody has taken the time to figure out how this will impact the girth of the stream back there. Some of the properties come very close to it I am wondering if anybody has considered it. I have seen the stream swell three times its normal size without destruction. I am wondering what is going to happen after this.

Mr. Grevas: That is one of the things as I said that we have considered in the design of the storm drainage system which we will get together with Mark and go over all of the finite details and report back to the Board about it. There is no constriction as far as I can see at the culvert at Moores Hill Road which will come off our site, will go through the pipe that has to be proven to Mark and therefore to yourself.

Mr. Delfino: They'd be examining the flow through the culvert? Last year it reached the top without any impact.

Mr. Grevas: For your information there are several different design criteria for examining everybody talks about 100 year storms, last May, May of 87 actually we had a stinker and that son of a gun I don't know what it did then but I was there at an earlier storm what happens a rainfall will exceed a 100 year storm.

Mr. Delfino: It washed over it last year.

Mr. Grevas: I saw it I was there after one heavy rain I went out there in May of this year and it didn't happen.

Mr. Delfino: I'd just ask from the standpoint of a person that lives on the border of the stream that be taken into very careful consideration. We have avoided any damage I have been there six years and natural nature has not damaged anybody's property if that changes and there is a reason for it then there might be reasons to question what went on there. I don't know in the past of anybody complaining of the stream but it does swell quite a ways.

Mr. Scheible: That is the purpose of a public hearing is to bring the local residents in especially in a situation like that you have been living at that stream for the last six years or so and you have got first hand insight on exactly the flow of the stream how it rises and lowers and that is what we take into consideration. Tonight's meeting is not the final meeting of this project. There will be further meetings. This is merely to inform the public what is happening and let them know exactly where the next steps are going to be taken and what all steps are being taken now. There will be more meetings in the future after tonights meeting, the Planning Board will mull over what we have heard from the audience and from the engineer and over the next couple of weeks we will make only preliminary agreement whether we approve or disapprove it.

Then from there it goes on to the Orange County Board of Health and they have to approve the sewer and water situation. So there is quite a bit more to be done on a project of this size.

Mr. Delfino: Is there an environmental impact on the stream area because that is a migratory wildlife refuge and I am wondering if anybody is considering the impact of the environment through the stream. It may not be damaged but we have a lot of wildlife that may be damaged. I am not one to stand in the way of progress but I believe a balance could be reached from both the builders and the environment if you are careful about it.

Mr. Rones: The DEC has advised us they don't have any record of endangered species or significant habitat areas being within the area.

Mr. Delfino: I can advise the DEC if you'd like I can tell you and being a biologist professionally I can tell you it is a habitat.

Mr. Rones: If you are interested I think you ought to speak with Mr. Hermies, Senior Wildlife Biologist at New Paltz. You can have his name and number from the letter he sent to us.

Mr. Temple: A comment you made I think what you stated there was no endangered wildlife, he is correct, there isn't endangered species but I will guarantee you there is deer there, there is fox that are there, there is owls, hawks just to name a few that are all over the place. I have got pictures of a fawn we have found. When you said it is not inhabited it is not true.

Mr. Rones: I suggest you provide us with all of the data you have.

Mr. Temple: You are telling us that DEC has decided there isn't wildlife out there.

Mr. Rones: They said it is not a significant habitat to whatever information you have, if you have photographs I suggest you provide it to us and we can consider it.

Mr. Temple: How do you define significant?

Mr. Rones: You tell us what is out there and we will decide what is significant.

Mr. Temple: I have done that on several occasions I have done that on numerous Board meetings, told people what is out there.

Mr. Rones: You have to bring us the information because the Planning Board is the body that is going to consider it. It might mean the developer might have to take certain measures to mitigate the impact of this project.

Mr. Temple: When you say bring it to you. You mean my telling you and other people, telling you and the the Town Board meetings constant references to wildlife and concern for the ducks and geese that come in there, the deer run through there all the time we have to now write this on a piece of paper isn't our words sufficient. I have offered my serviced from the time this was first proposed, walk out there and show people where the fox holes are, I can show you the rubs the scrapes they are all over out there. It is not insignificant

wildlife it is full of wildlife out there and I'd be glad to take any member of the Board and I will show you. That is one point, the other point is you mentioned you have to do a test for wells that is a major concern because we are all on wells. What is the test and the volume of water which must be pumped to satisfy the conditions for the developer because if you are going to pump water and say that is satisfactory for a house that is not the same test done for a development.

Mr. Grevas: They are individual lots with individual wells, the lot buyer will have the same shot as everybody else has. We are going to drill a test well to determine water capacity, it might be as we all know we can drill one well on one side of the property and one on the other side and get two different results. But the County Health Department requires us to show a well the quality of water and so forth which we will do. But the water under the ground is the right of everyone and when these people purchase the lots and drill their well they take the same chances as everybody else.

Mr. Temple: That may be true but you are talking about continuous water useage of 17,000 gallons a day what are you going to do to about individuals that if you have to go to wells that have to go deep are they going to effect our water supply?

Mr. Grevas: I have no indication that we are all on the same aquifer I don't know that to be true, there is no way that I as an individual can guarantee that anybody can drill a well in the ground and get water. Now Mr. Bergdorfman, the project attorney is here has done some research on water resources and he can answer the question with taking water from the ground.

Mr. Bergdorfman: The land owner has absolute right to drill a well it cannot be considered with respect to the other landowners in addition the Town of New Windsor when drafting the Town zoning code was cognizant of the size of the lot in relation to the fact whether or not there was a well or public water and that fact is not for the Planning Board to decide because that is already set forth in the code itself. If there is a public water system and a public sewer system the zoning is half acre. If there is public sewer without public water and there is a well it is already determined that the size of the lots is 3/4 acre. so that is not an issue before the Planning Board.

Mr. Temple: It is an issue.

Mr. Bergdorfman: That has to be determined if there is going to be a change in zoning the code has been determined after public hearing which everybody has already been to and determined what the size of the lots will be. That is not part of the impact statement.

Mr. Temple: The fact of the matter remaining you are correct in your statement saying they have determined the size of the lot but you are wrong in your statement if you think that the Town Board itself actually went out and determined whether or not that piece of land could support a house on 3/4 piece of property where water is being piped to it.

Mr. Bergdorfman: Mr. Temple if you want to put a well on your land you have the right to do it notwithstanding your water will drain out the whole piece of property, that is your right. We can't bring a cause of action against you the Town can't stop us to drill a well.

Mr. Delfino: If you inflict a circumstance that infringes on another persons property they have a right to bring a case against you in court. I consider that an environmental impact. I have seen a subdivision in New Windsor turned down.

Mr. Bergdorfman: You have no right against the property.

Mr. Delfino: New York sill supercedes the decision of the Board is that what you are saying?

Mr. Bergdorfman: I am not familiar with the Board.

Mr. Delfino: From my experience in New Windsor I think the Town has been very careful about how drilling wells will effect water tables and I believe that should be an important factor. Do you live in the area, do you live in the area sir?

Mr. Bergdorfman: I think we are going to beat this to death, we have all stated our case and we all understand each other we will follow the guidelines of not only the County but the State Board of Health as far as water supplies are concerned.

Mr. Temple: When Mr. Grevas initually made this proposal at the August meeting for the Planning Board he made a statement he was going to insure there was adequate water in the area by having the aquifers looked at.

Mr. Grevas: I was going to insure it? I never, if I said that I was drunk.

Mr. Temple: You would insure, you'd check the aquifer, that is in the record.

Mr. Grevas: I never said that I said I'd look to see what aquifers we are in, Clark Kent stopped working for me years ago. I can not see underground.

Mr. Temple: There are aquifer maps which tell you whether or not that entire tract of land is under one aquifer or what.

Mr. Grevas: That is what we will bring to the County Health Department when we drill the test well.

Mr. Temple: Will you test to insure that there isn't any damage to the other people?

Mr Grevas: I cannot insure anything.

Mr. Scheible I know of one well 90 feet deep and get all the water they want and there is another well that is 20 feet aware that is 450 feet deet and it goes dry all the time so what I am saying here it is like a crap shoot when you start drilling wells, anybody who has drilled one can tell you. We can go under the guidelines of the County and State Board of Health as far as water supplies are concerned.

Mr. Temple: If the development goes in and we all go down the tubes like the place in Goshen where they don't have adequate water so be it and "TS" that is the information I am getting from Mr. Grevas. Let's quite hiding behind the

law.

Mr. Grevas: I am telling you the way it is. You bring a water line down there and we will look into it.

Mr. Van Leeuwen: I make a motion to close the public hearing.

Mr. Mc Carville: I second that.

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Blossum Heights for the building or subdivision of
Section 32, Block 2 - lot 44 has been
reviewed by me and is approved ☒ _____,
disapproved _____.

~~If disapproved, please list reason.~~

There is no town water available at the
present time in this area.

HIGHWAY SUPERINTENDENT

✓ Gene D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

BLOSSOM HEIGHTS

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 21 January 1986.

 The site plan or map was approved by the Bureau of Fire Prevention.

☒ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

The site plan may not be approved by the Bureau of Fire Prevention until such time as the following is included on the plan.

1) Water main lines and sizes.

2) Hydrants are located on plan every 500 feet along the water main and no "dead end" mains exists.

3) Water system is extended to include Section I.

SIGNED: Richard H. H. H.

CHAIRMAN

86-74

INTER-OFFICE CORRESPONDENCE

TO: New Windsor Planning Board
FROM: Town Fire Inspector
DATE: 23 October 1986
SUBJECT: Blossom Heights Subdivision

A review of the abovementioned sit plan was completed this date and is rejected for the following:

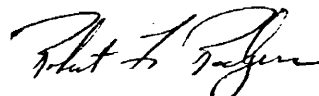
- 1) The site plan does not show any water mains and hydrant locations.

Section 21-10 of the Fire Prevention Local Law states:

- B. There shall be a maximum of five hundred (500) feet between fire hydrants situated along water main lines.
- C. Water main lines less than eight (8) inches in diameter are prohibited.
- D. Water main lines must loop into the water system and dead-end mains are prohibited.
- F. The Bureau of Fire Prevention shall approve hydrant locations in all areas of the Town of New Windsor, including but not limited to: new subdivisions, etc.

Until such time as the abovementioned have been included on the site plan, this plan is rejected.

Respectfully,



Robert F. Rodgers

cc: Bureau of Fire Prevention

86-74

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision Blossom Heights as submitted by
Grewas for the building or subdivision of
Blossom Heights has been
reviewed by me and is approved _____,
disapproved ☒ _____.

If disapproved, please list reason.

No drainage or catch basin in roads.
Turn around ~~too~~ 10 ft too short should be 110 ft.

Fred Lays, Jr.
HIGHWAY SUPERINTENDENT (M.F.)

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Elias D. Grains for the building or subdivision of
Blossom Heights has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

1. Provide for inspections (air test) of main sewer lines,
2. Requires permits and inspection of house laterals

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn D. Marten
SANITARY SUPERINTENDENT

October 22, 1986
DATE

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

85

(This is a two-sided form)

Date Received _____
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid _____

86-24

APPLICATION FOR SUBDIVISION APPROVAL

Date: 10 Sept. 1986

1. Name of subdivision BLOSSOM HEIGHTS
2. Name of applicant ALDORF REALTY EMPLOYEES PENSION FUND Phone (914) 496-9141
Address 13 W. Main St., Washingtonville, N.Y. 10992
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Applicant Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas Phone (914) 562-8667
Address 33 QUASSAICK AVE., New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the West side of Eliay Road
(Street)
1,200'± feet South of N.Y.S. Route 207
(direction)
7. Total Acreage 42.59± Zone R-3 Number of Lots 64
8. Tax map designation: Section 32 Lot(s) 44, Block 2
9. Has this property, or any portion of the property, previously been subdivided No.
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

List all conveyances in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Albert Dorfman, Trustee, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Albert Dorfman
Mailing Address 13 W. Main St.
Washingtonville, N.Y. 10992

SWORN to before me this

10th day of September, 1986

Ruth J. Eaton
NOTARY PUBLIC

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires Oct 11, 1988
Reg. No. 4673512



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS


PROJECT NAME: ~~Stanton~~ Heights Subdivision
PROJECT LOCATION: Between Moores Hill Road and Riley Road
NW #: 86-74
10 June 1987

1). The Applicant proposes a sixty-four (64) lot subdivision of a 42.6 +/- acre parcel. The Plan was previously reviewed at the 28 January 1987 Planning Board Meeting.

2). As noted in my comments for the aforementioned meeting, the concept of the subdivision appears acceptable in general; however, the layout is based upon the availability of central water. At this time, it is my understanding that connection to the new watermain being installed to Stewart Airport may be restricted. Therefore, until such time that availability of central water is established, a complete review can not be made.

3). It is again suggested that the Applicant pursue, through the Town Board, connection into the water transmission main being constructed.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEfmD

locations and I believe that was basically it on the comments.

Mr. Mc Carville: It looks a little damp down in this area. I believe there is some sewage in there.

Mr. Babcock: There have been some samples taken.

Mr. Ronen: Do we have the same problem with the alternative systems?

Mr. Grevas: No because the plans have been submitted and building permits issued on the system on this fill system to lot 1 that was submitted last time, lot 1 is at foundation stage. That plan was designed in October of '86 and submitted for building permits at that time.

Mr. Van Leeuwen: Lot 3 is regular sanitary system?

Mr. Grevas: Yes, 2 and 3 the information is here in your lower left.

Mr. Scheible: A lot of pumps here.

Mr. Grevas: Yes, 1 on each of them. Effluent pumps are desired on these.

Mr. Jones: How come you put possible?

Mr. Grevas: I don't know what size the houses are going to be whether he wants to twist it that is the kind of thing that is why I say possible house location it shows one could be built on the lot to meet the setback requirements. There is a lot of houses that could fit on there.

Mr. Scheible: Where does the stream go?

Mr. Grevas: Ultimately it goes into Moodna Creek.

Mr. Mc Carville: "That the Planning Board of the Town of New Windsor grant final approval to Starr Homes Minor Subdivision."

Mr. Scheible: They are going to build nice houses there, not modulars?

Mr. Grevas: The gentlemen I have been dealing with are Joe Peters and Frank Dupona.

Motion seconded by Mr. Lander.

ROLL CALL:	MR. JONES	AYE
	MR. REYNS	NO
	MR. SCHIEFER	AYE
	MR. MC CARVILLE	AYE
	MR. LANDER	AYE
	MR. VAN LEEUWEN	NO
	MR. SCHEIBLE	NO

BLOSSOM HEIGHTS SUBDIVISION (86-74)

Mr. Lou Grevas came before the Board representing this proposal.

Mr. Grevas: What has been happening as of last week I talked to the Supervisor about availability of water from 207 water line I was told for various reasons we can't tie in until the Town forms a consolidated water district and gets their ducks in a row with New York City Department of Water Supply we are going to proceed with the subdivision we have sewer services and individual wells and will submit a plan to that effect within the next couple of weeks and to take the place of the plan we have submitted based on the water because we suspect the water is going to be three years down the road and we have been in this two years already. I just wanted to tell the Board I won't take up any more of your time on that.

GOODWIN SUBDIVISION (87-15)

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: This is on Lake Road here, Valley Drive, we presented this a year and a half ago for Joseph Romano as a four lot subdivision. The property has just been sold to the Goodwin's they want to propose a three lot subdivision on the property. Lot 1 basically combining what was lots 3 and 4 previously into 1 large building lot with lots 2 and 3 remaining pretty much as they were before.

Mr. Mc Carville: What is the footage here?

Mr. Kennedy: That is right here. When we went through this before on lots, what is now 2 and 3 we had showed you actual elevations of proposed houses in there were those houses we were showing are going to be built in the hillside and those drives would be below grade and those two will be cut out the final grade on the two drives is not going to be that steep. And we have got to cut it up, there is going to be some cutting.

Mr. Van Leeuwen: We said we did not want this to go four but three lot subdivision and this last lot should be larger for a winding drive.

Mr. Kennedy: Previously we had showed also houses even on this one as being very close to the minimum setback line with drives being cut in with below grade but Patricia Goodwin wants to build that for herself and she wants to be up on the hill for a view. There is sewer there but they will require wells.

Mr. Van Leeuwen: What about the R4 and R3 zone.

Mr. Kennedy: R3.

Mr. Babcock: It is R4.

Mr. Kennedy: Then it is more to our advantage. It is going to be the same requirements.

Mr. Rones: You will correct the map.

Mr. Kennedy: It will say R4 instead of R3.

Mr. Reynolds: I still think we ought to take a look at it.



ELIAS D. GREVAS, L.S. ✱
LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

28 April 1987

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Att: Mr. Henry Scheible, Chairman

SUBJECT: BLOSSOM HEIGHTS SUBDIVISION, RILEY ROAD 86-74

Dear Mr. Scheible:

It has come to our attention that the Town has awarded a contract for the construction of the water line in Route 207. Since our client is prepared to connect to that water line and bring a line down to Riley Road to service this subdivision, we now wish to proceed with the Board's review of this subdivision.

Accordingly, we request that this item be placed on your meeting agenda at the earliest possible opportunity.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours

Elias D. Grevas, L.S.

EDG/bg

cc: Aldorf Realty

TOWN OF NEW WINDSOR
PLANNING BOARD
RECEIVED *AS*
DATE 4/30/87



ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSACK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

86-74

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

23 September 1986

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Att: Mr. Henry Reynolds, Chairman

SUBJECT: BLOSSOM HEIGHTS MAJOR SUBDIVISION, RILEY ROAD

Dear Mr. Reynolds:

Enclosed are the Application, Application Fee and thirteen (13) copies of a Sketch Plan, Major Subdivision for the Subject site.

Please note that the plan has been revised from the plans previously presented to the Planning Board, since the Zoning was changed for this site in March. The new plan now shows a minimum lot area of 21,780 square feet. This is based on the existence of the sanitary sewer district and the impending construction of a water line on Route 207 at Riley Road. Our client intends to extend the water main southerly on Riley Road in the event the Town of New Windsor does not proceed with the project which is to connect to the 207 line and run southerly to the Filter Plant, which project is also under consideration.

We would appreciate placement of this item on your agenda at your earliest convenience.

Very truly yours

Elias D. Grevas, L.S.

encl/as

EDG/bg



ELIAS D. GREVAS, L.S.

LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

26 October 1987

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

ATT: Mr. Henry Scheible, Chairman

SUBJECT: BLOSSOM HEIGHTS SUBDIVISION, RILEY ROAD; ENVIRONMENTAL
ASSESSMENT FORM

Dear Mr. Scheible:

Reference is made to the Full Environmental Assessment Form, dated 26 August 1987, which was previously submitted to the Planning Board. At that time, certain information was not available for review. Subsequently, however, we have obtained some of the information as follows:

In part one, paragraph A, number 11, the question is "Does project site contain any species of plant or animal life that is identified as threatened or endangered?"; we have contacted the New York State Department of Environmental Conservation for a determination, and have been advised by letter that there are no endangered species on the site. A copy of that letter is attached.

In part one, paragraph B, number 5, the question is "Will any mature forest (over 100 years old) or other locally - important vegetation be removed by this project?", the answer was previously "no". Since the preparation of the Environmental Assessment Statement, our client has engaged the services of Mr. Jack J. Karnig, Consulting Forester, who has furnished a report concerning the tree cover on the site. A copy of the report is attached to this letter for the Board's review.

We will be available to answer any questions the Planning Board and the Public may have at the Public Hearing to be held on 28 October 1987.

Very truly yours,

Elias D. Grevas, L.S.

Encl/as

EDG/ms

cc: Mark Edsall, P.E.

New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, NY 12561-1696
914-255-5453



Thomas C. Jorling
Commissioner

October 8, 1987

RECEIVED OCT - 9 1987

Mr. Elias D. Grevas
33 Quassaick Avenue
New Windsor, New York 12550

Dear Mr. Grevas:

I have reviewed both our Endangered Species and Significant
Habitat files.

I found no records of either within your Blossom Heights Project
Area.

Sincerely,

Joel L. Hermes
Senior Wildlife Biologist
Region 3

JLH:kc



ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

25 August 1988

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Att: Mr. Henry Scheible, Chairman

SUBJECT: BLOSSOM HEIGHTS SUBDIVISION, RILEY ROAD

Dear Mr. Scheible:

At the Board's meeting of 10 February 1988, the Subject project received Preliminary Approval. During the approval process, Mr. McCarville asked if a SEQR determination had been made. As the minutes record it, your reply was "all done". In preparing to submit necessary documentation to the New York State Department of Conservation, we have researched the file in the Town Hall, and can find no determination for this project to forward with the Application. Since this project is several years old, however, the information may be in another file, which was not readily available.

If a determination has been made, we would appreciate a copy to accompany the submittal to NYSDC. If a determination has not been "officially" made, perhaps the Planning Board could resolve the question at their next meeting.

If you should have any questions concerning this matter, please do not hesitate to contact this office. We are enclosing a copy of the 10 February 1988 minutes with yellow "highlighting" to indicate the action taken.

Thank you for your cooperation in this matter.

Very truly yours

Elias D. Grevas, L.S.

encl/as

EDG/bg

cc: Shaw Engineering



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

October 13, 1987

Elias D. Grevas, L.S.
33 Quassaick Ave.
New Windsor, NY 12550

Re: 32-2-44

Dear Sir:

According to our records, the attached list of property owners are
adjoiners and across the street

The charge for this service is \$35.00, minus your deposit of \$25.00.
Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

Christian E. Jahrling/cp

CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR

CEJ/cp

- ✓ Purdy, Dale A., Frank W., Scott E.,
Dean D. & Ronald F.
65 North St.
Molten - 10940
- ✓ Delfino, Dennis J. & Cheryl M.
RD 2 Moores Hill Rd.
New Windsor, NY 12550
- ✓ Hannon, Paul J. & Anna B.
RD 2 Moores Hill Rd.
New Windsor, NY 12550
- ✓ Collins, David P.
Moores Hill Rd.
New Windsor, NY 12550
- ✓ Petzold, Rudolph G. & Edith I
RD 2, Box 249
Newburgh, NY 12550
- ✓ Raiani, Felicia & Philip
PO Box 4140
Irvine, CA 92716
- ✓ Kimber, Edward & Carolyn
219 Riley Rd.
New Windsor, NY 12550
- ✓ Challacombe, William & Donna
RD 2 Riley Rd.
New Windsor, NY 12550
- ✓ West, Eddie J. & Michelle
RD 2 Riley Rd.
New Windsor, NY 12550
- ✓ Wilson, Richard J. & Louise C.
RD 2 Riley Rd.
New Windsor, NY 12550
- ✓ Temple, Linda A. & Richard H.
RD 2 Riley Rd.
New Windsor, NY 12550
- ✓ Sherman, Arthur W. & Lance
8501 Lincoln Blvd.
Los Angeles, CA 90045
- ✓ NYS Aqueduct
Stanley Braithwaite, Supervisor
Office of Real Estate Tax Disbursements-
Audits & Accounts
346 Broadway
Room 901
New York, NY 10013

LEGAL NOTICE
~~~~~

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, N.Y. on 28 October 1987 at 7:45 P.M. (or as soon thereafter as may be heard) on the approval of the proposed Major Subdivision for Blossom Heights, located on the west side of Riley Road, 1,200'± South of N.Y.S. Route 207.. A Map of the proposed subdivision is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 9 October 1987

By order of

TOWN OF NEW WINDSOR PLANNING BOARD  
Henry Scheible  
Chairman

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
FROM: BUREAU OF FIRE PREVENTION  
SUBJECT: BLOSSOM HEIGHTS SITE PLAN  
MOORES HILL ESTATES  
DATE: SEPTEMBER 28, 1987

A recommendation was made at the September 22, 1987 Bureau meeting that water main lines and hydrants be installed in both areas of BLOSSOM HEIGHTS SUBDIVISION and MOORES HILL ESTATES due to the fact that there will be a total of 64 residential dwellings constructed in that area which will result in high density occupancy.

If you require additional information, please contact the Bureau.

Richard Hotaling, Chairman

/PAB

cc: Town Board Members



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

BLOSSOM HEIGHTS

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 22 September 19 87.

X The site plan or map was approved by the Bureau of Fire Prevention.

       The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Please see memo from Bureau of Fire Prevention to the Planning  
Board, Re: Hydrants and Water mains

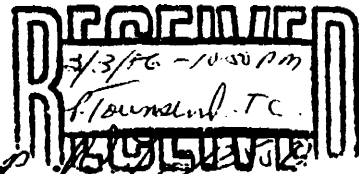
SIGNED: Stephen W. R.

CHAIRMAN

TO: Mr. John Peiro

SUPPLEMENT: town of New Windsor

SUBJECT: Rezoning of lands surrounding Pilsbury Rd and  
ETC.



TOWN CLERK'S OFFICE

TOWN OF NEW WINDSOR

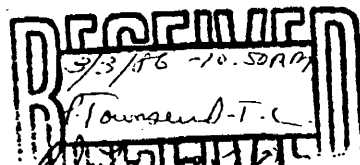
WE THE UNDERSIGNED RESPECTFULLY REQUEST  
THAT THE CURRENT R-4A Zoning of THOSE LANDS  
SURROUNDING PILSBURY RD, BRAUN'S POND ETC. BE CHANGED  
SUCH THAT THE MINIMUM SIZE LOT REQUIRED FOR  
ANY TYPE OF RESIDENTIAL CONSTRUCTION BE 1 ACRE  
REGARDLESS OF WHAT STRUCTURES ARE AVAILABLE.

| <u>NAME</u>           | <u>ADDRESS</u>       | <u>TEL. #</u> |
|-----------------------|----------------------|---------------|
| Terre Kosowick        | 2700 Hill Dr.        | 565-8729      |
| Gregory J. Jennermann | 36 Hudson Dr.        | 561-5361      |
| Mike Siller           | 60 Continental Dr.   | 562-2701      |
| Julie Crose           | 16 Heartstone Way    | 561-5925      |
| Priscilla Kennedy     | 56 Little Brook Ct.  | 496-7891      |
| Koch Koch             | 11 Regimental Pl.    | 565-2506      |
| Helen Aschman         | 10 Seawood Gardens   | 522-8119      |
| Kathy Siller          | 60 Continental Dr.   | 562-2301      |
| Jeffrey Wurster       | 12 Oxford Rd.        | 565-3565      |
| Jim Kennedy           | 56 LITTLE BROOK CT   | 496-7891      |
| Meta D. Attway        | One Rocky Lane, N.W. | 561-1755      |
| Paul Attway           | One Rocky Lane, N.W. | 561-1755      |
| John Wurster          | 12 Oxford Road NW    | 565-3565      |

TO: Mr. John Peirce

SUPPLIER: Town of New Windsor

SUBJECT: Rezoning of Lands Surrounding  
Rd. 2, Dean Hill Rd  
Etc.

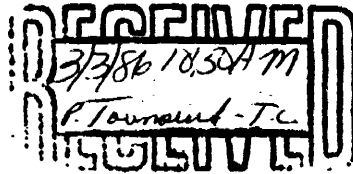


TOWN CLERK'S OFFICE  
TOWN OF NEW WINDSOR

WE THE UNDERSIGNED RESPECTFULLY REQUEST  
THAT THE CURRENT R-4A Zoning of the lands  
surrounding Riley Rd, Braun's Pond etc. be changed  
such that the minimum size lot required for  
any type of residential construction be 1 acre  
regardless of what structures are available.

| <u>NAME</u>                  | <u>ADDRESS</u>          | <u>TEL. #</u> |
|------------------------------|-------------------------|---------------|
| Barbara A. Januso            | RD2 Box 173 Riley Rd    | 564-5206      |
| James R. Schuler             | 297-C Mt. Airy Rd       | 564-7873      |
| Edna J. Caynes               | RD2 Mt. Airy Rd         | 564-7253      |
| William F. Collopy           | 302 MTAIRY RD.          | 564-3235      |
| Joan M. Yeaton               | 303 Mt Airy Rd          | 564-5760      |
| <del>Barbara A. Januso</del> | 303 Mt Airy Rd          | 564-5760      |
| Tom Bayer                    | RD2. Dean Hill Rd       | 564-6897      |
| Donna Bayer                  | RD2 Dean Hill Rd Box 91 | 564-6897      |
| Richard T. Varos             | R.D. #2 Dean Hill Rd.   | 564-6924      |
| Sharon Varos                 | RD#2 Dean Hill Rd       | 564-6924      |
| Bernard Brophy               | RD#2 Dean Hill Rd.      | 564-6527      |
| James M. Brophy              | RD#2 Dean Hill Rd       | 564-6527      |
| Joni Fung                    | DEAN HILL RD            | 564-5838      |
| Edward Fung, Jr.             | DEAN HILL RD            | 564-5838      |
| <del>James M. Brophy</del>   | Rd 2 297D Mt Airy Rd    | 564-1734      |
| Ken Wolf                     | Box 293 Mt Airy Rd      | 564-4787      |

IBM-EE-72



TOWN CLERK'S OFFICE  
TOWN OF NEW WINDSOR

RD4 Box 382  
Beaver Dam Lake  
New Windsor 11612

IBM-EE-72

Feb. 12, 1986

Dear Mr. Temple,

I am writing to let you know that I support your efforts to have zoning in your area upgraded to have building lots. I live on Beaver Dam Lake in the part that falls in the town of New Windsor.

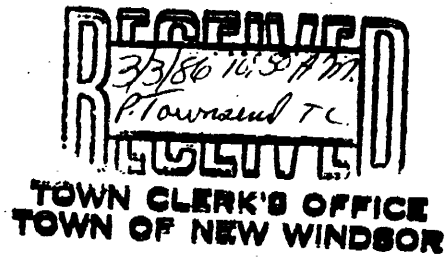
I grew up on Staten Island in the 1950's. It was an isolated section of the city and few people lived there. We went to the Hamlet across the road for milk and to local farms for produce. I played in the woods which surrounded my house, fished in the creek across the road and enjoyed the rural life. I knew as a child. And then in 1963 they built "the Bridge". I opened Staten Island to easy access to the rest of the

city. In a few short years Staten Island went from a sleepy rural community to an overcrowded ugly one. Homes were built in places where they never should have been built. Developers illegally changed land, paid a fine & then got zoning changes made because the original land was now no longer good as farmland & they just went ahead & destroyed the area.

I was happy to find a place for my children to grow up that was what I had known as a child. But in the past few years Orange County is getting more crowded. My children have remarked that it's like a city now when we go to Vail Lake.

It is not easy to stop so called progress. But I'm glad you are trying and you have my support.

Sincerely, M. J. ...



IBM-EF- 72

Feb. 11, 1986

Dear Town Board

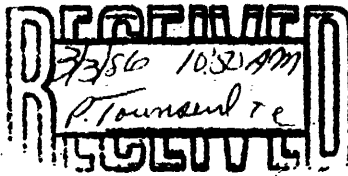
Zoning in New Windsor:

It is clear that one acre zoning is in the best interest of the people who live in New Windsor. If the people who live in this township were aware that 1/3 acre minimum zoning was even being considered they would be out in droves expressing their negative feelings about such zoning. Of course every one is out for their own interests and developers will pressure for a 1/3 acre minimum zoning because it is in their interest to build as much as possible on what ever the town will allow. The pressure is on to develop but we must protect our quality of life. It is in the interest of home owners to upgrade to one acre minimum to keep the individual home owners property values up. It is also in the interest of people who rent in the town to keep one acre minimum zoning to keep the town from being congested. It is in the interest of everyone in the town except for the developers to keep the zoning upgraded.

Respectfully yours,

*Linda Nadas*  
Linda Nadas.

*Mike Miller*



TOWN CLERK'S OFFICE  
TOWN OF NEW WINDSOR

Feb. 11, 1986

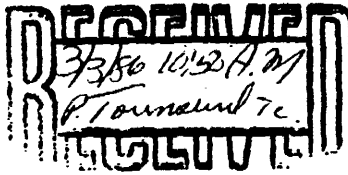
Dear Rick -

I called a few people  
out this way to join  
forces with your concerns.  
Some will be writing  
directly to the town board.  
I hope they get heard.

I sincerely hope enough  
people get out to  
speak against  $\frac{1}{2}$  are going  
in your area. Have you  
spoken on any radio station?  
It's a good way to get word  
to alot of people.

Sincerely -  
Linda Tradas

IBM-EP-72



TOWN CLERK'S OFFICE  
TOWN OF NEW WINDSOR

DEL. 18<sup>th</sup> 1986

Mr. Rick Temple  
R. D. #2 Riley Rd.  
New Windsor, N.Y. 12550

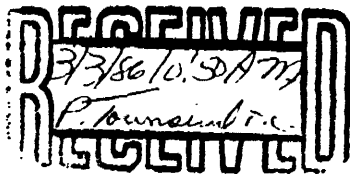
IBM-EF-72

Dear Mr. Temple -

Regarding the re-zoning of Riley Road, and also many other locations in New Windsor, less than one acre lots would be a sad day for our lovely Countryside. Orange Co. is filling in all too fast - unless we are very cautious in our planning there will always be the horrendous problem of sewerage, water, garbage, traffic, new schools etc. Let's keep beautiful historic New Windsor beautiful!

Respectfully

Mrs. Adelaide T. Shaw  
Shaw Road  
New Windsor



Attention: TOWN CLERK'S OFFICE  
TOWN OF NEW WINDSOR  
Town of New Windsor

February 10, 1986

IBM-EF-72

The rural atmosphere of Our Town is being threatened. I agree with fellow resident Rich Temple. "You can't go back once the development begins," says he. To develop areas in the immediate proximity of Stewart Airport sounds fine. Doing so would bring more tax dollars and jobs to the community. The Town Board, however, should approach development of rural areas very cautiously. The rural flavor here is what attracts and keeps many residents both private & commercial. In Southern Westchester, where I moved to New Windsor from, developments first enhanced the area. As developers took their money and ran, these same areas grew stale and withered. This devastation was especially true near major airports. To allow less than one acre per lot in any rural area of New Windsor would be ill advised. For the sake of old and new residents alike, I implore the Town Board to think of We the People before making their zoning decisions.

Phone: 1914 496-5987, Amherst, N.Y. M. P.

TO: Mr. John Peire

SUBJECT: town of New Windsor N.Y. 12550.

SUBJECT: Rezoning of lands surrounding Rile, Rd., Brauns Pond  
ETC.

WE THE UNDERSIGNED RESPECTFULLY REQUEST  
THAT THE CURRENT R-4A Zoning of the lands  
surrounding RILEY RD, BRAUN'S POND ETC. BE CHANGED  
SO THAT THE MINIMUM SIZE LOT REQUIRED FOR  
ANY TYPE OF RESIDENTIAL CONSTRUCTION BE 1 ACRE  
REGARDLESS OF WHAT STRUCTURES ARE AVAILABLE.

IBM-EP-72

| <u>NAME</u>        | <u>ADDRESS</u>           | <u>TEL. #</u> |
|--------------------|--------------------------|---------------|
| Edward L. Earl     | Mt. Airy Rd. New Windsor | 564-0481      |
| Donna M. Earl      | Mt. Airy Rd. New Windsor | 564-0481      |
| Beatrice M. Chase  | Mt. Airy Rd. New Windsor | 564-4796      |
| William A. Chase   | Mt. Airy Rd. New Windsor | 564-4796      |
| Frank A. Mandato   | ly Rd                    | 564-9326      |
| Barbara J. Mandato | Riley Rd                 | 564-9326      |

TO: Mr. John Peirce

SUPERVISOR: Town of New Windsor N.Y. 12550.

SUBJECT: Rezoning of lands surrounding Riley Rd., Brown's Pond  
ETC.

WE THE UNDERSIGNED RESPECTFULLY REQUEST  
THAT THE CURRENT R-4B Zoning of the lands  
surrounding Riley Rd., Brown's Pond ETC. BE CHANGED  
SUCH THAT THE MINIMUM SIZE LOT REQUIRED FOR  
ANY TYPE OF RESIDENTIAL CONSTRUCTION BE 1 ACRE  
REGARDLESS OF WHAT SERVICES ARE AVAILABLE.

| <u>NAME</u>          | <u>ADDRESS</u>          | <u>TEL. #</u> |
|----------------------|-------------------------|---------------|
| Samuel Suber         | 297-C Mt Assy Rd New.   | 564-7873      |
| Robert Lenoir        | RD 2 Box 173 Riley Road | 564-5206      |
| Celia Buntue         | RD 2 Box 175 Riley Rd   | 564-4109      |
| William W. Brentnall | RD 2 Box 175 Riley Rd   | 564-4109      |

Recd 3/5/46  
7/2 meeting

TO: Mr. John Peiro

SUBJECT: town of New Windsor P.T. 12502

SUBJECT: Rezoning of lands surrounding Rile, Rd., Brown's Pond  
ETC.

WE THE UNDERSIGNED RESPECTFULLY REQUEST  
THAT THE CURRENT R-4A zoning of these lands  
surrounding RILEY RD, BROWN'S POND ETC. BE CHANGED  
SO THAT THE MINIMUM SIZE LOT REQUIRED FOR  
ANY TYPE OF RESIDENTIAL CONSTRUCTION BE 1 ACRE  
REGARDLESS OF WHAT STRUCTURES ARE AVAILABLE.

IBM-EP-72

| NAME                   | ADDRESS             | TEL. #   |
|------------------------|---------------------|----------|
| Carl Majors            | 202 Green Hill Rd.  | 564-7618 |
| Charles Cummings       | 26 Weather Oak Hill | 564-2416 |
| Paul Mongelli          | 24 Weather Oak Hill | 564-6944 |
| Joseph Mongelli        | 24 Weather Oak Hill | 564-6999 |
| John E. Prewer         | 23 Weather Oak Hill | 564-6522 |
| Mary Ann Ryan          | 21 Weather Oak Hill | 564-4258 |
| James P. Gallagher     | 20 Weather Oak Hill | 564-6207 |
| Gerri P. Gallagher     | " "                 | 564-4175 |
| Paul E. Howard         | 18 Weather Oak Hill | " "      |
| Earle F. Howard        | 18 Weather Oak Hill | 564-6572 |
| Elizabeth S. Viglietti | 17 Weather Oak Hill | 564-6572 |
| John Viglietti         | 17 Weather Oak Hill | 564-6763 |
| Frederick E. Wolf      | 14 Weather Oak Hill | 564-6763 |
| P.H. Viglietti         | 17 WEATHER OAK HILL | 564-4827 |
| Harriet E. Brannack    | 13 " "              | 564-6763 |
| Irving J. Brannack     | 13 Weather Oak      | 564-7287 |

TO: Mr. John Petko

SUBJECT: town of New Windsor N.Y. 12510.

SUBJECT: Rezoning of lands surrounding Riley Rd., Brown's Pond  
ETC.

WE THE UNDERSIGNED RESPECTFULLY REQUEST  
THAT THE CURRENT R-4D Zoning of the lands  
surrounding Riley Rd., Brown's Pond etc. be changed  
UCH THAT THE minimum size lot required for  
any type of residential construction be 1 acre  
REGARDLESS OF WHAT SERVICES ARE AVAILABLE.

| <u>NAME</u>           | <u>ADDRESS</u>      | <u>TEL. #</u> |
|-----------------------|---------------------|---------------|
| Roseann Volbinger     | 10 Weather Oak Hill | 564-6259      |
| Nicholas H. Volbinger | 10 Weather Oak Hill | 564-6259      |
| Robert Carafone       | 8 Weather oak Hill  | 564-6829      |
| Bruce Carafone        | 8 Weather oak Hill  | 564-6829      |
| Joe Proterrup         | 224 RILEY RD.       | 564-7679      |
| P. Rottinger          | 387 9th Army Road   | 564-6095      |

TO: Mr. John Peiro  
 SUPERVISOR: town of New Windsor N.Y. 12550.  
 Subject: Rezoning of lands surrounding Rily Rd., Brauns Pond  
 ETC.

WE THE UNDERSIGNED PROPERLY REQUEST  
 THAT THE CURRENT R-4B zoning of the lands  
 surrounding Rily Rd., Brauns Pond ETC. BE CHANGED  
 SO THAT THE MINIMUM SIZE LOT REQUIRED FOR  
 ANY TYPE OF RESIDENTIAL CONSTRUCTION BE 1 ACRE  
 REGARDLESS OF WHAT SERVICES ARE AVAILABLE.

IBM-EF-72

| NAME             | ADDRESS          | TEL. #   |
|------------------|------------------|----------|
| Marie Antonucci  | MOORES HILL RD.  | 564-7618 |
| Vicky Antonucci  | MOORES HILL RD.  | 564-7618 |
| Brian E. Butler  | MOORES HILL RD.  | 564-7618 |
| Edith Petzold    | Moore Hill Rd    | 564-6442 |
| David P. Collins | Moore Hill Rd    | 564-1084 |
| Smallie Judge    | Moore Hill Rd    | 564-9455 |
| Ronda Artledge   | Moore Hill Rd.   | 564-7455 |
| Linda Burger     | Charles E. Ammer | 564-9279 |
| William Savaris  | " "              | 564-1442 |
| Nancy J. Savaris | " "              | 564-1442 |
| Frank Vesely     | " "              | 564-6473 |
| Frankie J. Smith | " "              | 564-6594 |
| Jeannette Sirtak | " "              | "        |
| Pauline Sirtak   | " "              | 564-6555 |
| Andy Warrmann    | Weather Oak Hill | 564-6349 |
| Harold Sloan     | " "              | 564-6731 |
| George Kuster    | " "              | 564-5686 |

23 September 1986

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Mr. Henry Reynolds, Chairman

SUBJECT: BLOSSOM HEIGHTS MAJOR SUBDIVISION, RILEY ROAD

Dear Mr. Reynolds:

Enclosed are the Application, Application Fee and thirteen (13) copies of a Sketch Plan, Major Subdivision for the Subject site.

Please note that the plan has been revised from the plans previously presented to the Planning Board, since the Zoning was changed for this site in March. The new plan now shows a minimum lot area of 21,780 square feet. This is based on the existence of the sanitary sewer district and the impending construction of a water line on Route 207 at Riley Road. Our client intends to extend the water main southerly on Riley Road in the event the Town of New Windsor does not proceed with the project which is to connect to the 207 line and run southerly to the Filter Plant, which project is also under consideration.

We would appreciate placement of this item on your agenda at your earliest convenience.

Very truly yours

Elias D. Grevas, L.S.

encl/as

EDG/bg



**ELIAS D. GREVAS, L.S.**  
LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 582-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

12 February 1986

Supervisor & Town Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: John A. Petro, Supervisor

**SUBJECT: PROPOSED TOWN ZONING REVISIONS: RILEY ROAD AREA**

Dear Mr. Petro:

Following the joint meeting of the Town Board, Planning Board and Zoning Board of Appeals last evening, Mr. Temple made some statements (accurately reported in the news media) that were misleading and inaccurate. These statements were that the area immediately surrounding the proposed Blossom Heights Subdivision presently consisted of one acre lots, and that the creation of less than one acre lots would "doom the area to mediocrity".

Due to the misleading nature of the first comment, we have reviewed the Zoning and Tax Maps for an area extending from five hundred (500) feet south of Mr. Temple's property to the northerly limits of the existing A zone between the Thruway and the Aqueduct. This area was the basis of a "neighborhood" concept proposed at the joint meeting.

This analysis resulted in the following information:

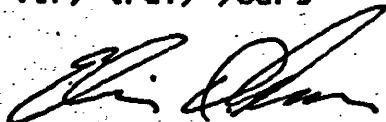
1. There are a total of 103 properties in that "neighborhood";
2. Fifteen (15) of the properties are parcels of 15,000 square feet or less;
3. Fifty-four (54) of the properties are less than one acre, and in most cases are 20,000 square feet;
4. Seventeen (17) of the properties are between one (1) and five (5) acres;
5. The remainder of the parcels (17) are large parcels apparently ready for development as residential lots.

In summary, therefore, a total of 67% (69 parcels) are less than one acre in size, and are already "doomed to mediocrity". The 16.5% of the property owners having parcels between one and five acres in size are obviously those who have raised their voices at the Public Hearing and in the news media. It has been my experience, and I'm sure the experience has been shared by all of the Boards in attendance at last evening's meeting, that those

people who are satisfied with existing situations do not appear at Public Hearings. Obviously, those who wish to take a particular stand are always in attendance. It would be interesting to hear from the people on Weather Oak Hill Road and Elizabeth Lane, to see how they view their "way of life". I am sure that they would be joined by the thousands of people who live in the City Park, Clintonwood, Forge Hill-Estates, Willow Acres, Park Hill, Gateway, Butter Hill, and all of the other subdivisions in the Town of New Windsor in denying that they feel "mediocre".

Although the consensus of the Boards at last night's meeting was that the Zoning be upgraded to one-half, three-quarter and one acres, depending on the availability of sewer and water, it is my opinion that the original Planning Board recommendation of 1983 is most applicable to the area.

Very truly yours



Elias D. Grevas, L.S.

cc: Town Board Members  
Planning Board Members  
Zoning Board of Appeals Members



**ELIAS D. GREVAS, L.S.**

LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

6 February 1986

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Mr. Henry Reynolds, Chairman

SUBJECT: BLOSSOM HEIGHTS SUBDIVISION, RILEY ROAD

Dear Mr. Reynolds:

Reference is made to the proposed Public Hearing for this matter, originally contemplated for your meeting of 12 February 1986.

Due to the recent developments concerning the proposed Zoning revisions for this site, the owner has decided to wait until the requirements for his subdivision have been defined before we proceed with a Public Hearing. We will approach the Board again when such requirements have been determined. Thank you for the Board's indulgence in this matter.

Very truly yours

Elias D. Grevas, L.S.

EDG/bg

cc: Aldorf Realty

TOWN OF NEW WINDSOR PLANNING BOARD  
TRACKING SHEET

PROJECT NAME: Blossom Heights

PROJECT NO. : P5-22

TYPE OF PROJECT: Subdivision ☒ Site Plan \_\_\_\_\_  
Lot Line Change \_\_\_\_\_ Other (Describe) \_\_\_\_\_

| <u>TOWN DEPARTMENT REVIEWS:</u> | <u>Date</u><br><u>App'd</u> | <u>Date</u><br><u>Not App'd</u> | <u>Not</u><br><u>Required</u> |
|---------------------------------|-----------------------------|---------------------------------|-------------------------------|
| Planning Board Engineer         | _____                       | _____                           | _____                         |
| Highway                         | _____                       | _____                           | _____                         |
| Bu. Fire Prev.                  | _____                       | <u>JAN 1986</u>                 | _____                         |
| Sewer                           | _____                       | _____                           | _____                         |
| Water                           | _____                       | _____                           | _____                         |
| Flood                           | _____                       | _____                           | _____                         |

OUTSIDE DEPT./AGENCY REVIEWS:

|                 |       |       |       |
|-----------------|-------|-------|-------|
| DOT             | _____ | _____ | _____ |
| DEC             | _____ | _____ | _____ |
| O/C PLANNING    | _____ | _____ | _____ |
| O/C HEALTH      | _____ | _____ | _____ |
| NYS DOH         | _____ | _____ | _____ |
| OTHER (SPECIFY) | _____ | _____ | _____ |

SEOR: Lead Agency Action \_\_\_\_\_  
Determination \_\_\_\_\_  
EAF Short \_\_\_\_\_ Long \_\_\_\_\_ Submitted \_\_\_\_\_ Accepted \_\_\_\_\_  
Proxy: Filed \_\_\_\_\_ Representative \_\_\_\_\_

PUBLIC HEARING: Held (DATE) \_\_\_\_\_ Waived\* \_\_\_\_\_  
Other \_\_\_\_\_  
(\* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:  
(SUBDIVISIONS)

|                        |       |                                |       |
|------------------------|-------|--------------------------------|-------|
| Sketch Plan Date       | _____ | + 30 days = Action Date        | _____ |
| Preliminary P/H Date   | _____ | + 45 days = Action Date        | _____ |
| Preliminary App'l Date | _____ | + 6 months = Final Resub. Date | _____ |
| Final Plan Date        | _____ | + 45 days = Final App'l Date   | _____ |

TIME SEQUENCING:  
(SITE PLANS)

|                          |       |                              |       |
|--------------------------|-------|------------------------------|-------|
| Presubmission Conf. Date | _____ | + 6 months = Submittal Date  | _____ |
| First Meeting Date       | _____ | + 90 days = Final App'l Date | _____ |



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

85-22

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

BLOSSOM HEIGHTS

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 21 January 1986.

       The site plan or map was approved by the Bureau of Fire Prevention.

X The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

The site plan may not be approved by the Bureau of Fire Prevention until such time as the following is included on the plan.

1) Water main lines and sizes.

2) Hydrants are located on plan every 500 feet along the water main and no "dead end" mains exists.

3) Water system is extended to include Section I.

SIGNED:                     

CHAIRMAN

85-22

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Blossom Heights  
Subdivision \_\_\_\_\_ as submitted by

Aldorf Realty for the building or subdivision of  
\_\_\_\_\_ has been

reviewed by me and is approved \_\_\_\_\_,  
disapproved ✓.

If disapproved, please list reason.

I find what could be a dangerous situation  
on Moore's Hill Road with subdivision road  
entering on to Moore's Hill Road, being in the  
vicinity of a hill and blind spot. I see no  
adequate provisions for drainage on site or off  
site and turnarounds should be paved at least 90 ft.  
as to be able to turn garbage 70 ft 30 ft off  
truck around.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Frank Jannotta

RD 2 Moores Hill Road, Box 403  
New Windsor N.Y. 12550  
28 JUNE 1985 FRI.

Planning Board  
received 6/28/85  
ch.

NEW WINDSOR TOWN PLANNING BOARD

555 Union Ave.

New Windsor N.Y. 12550

DEAR NEIGHBORS & BOARD MEMBERS,

I WOULD LIKE TO GO ON RECORD AS OBJECTING TO  
"BLOSSOM HEIGHTS DEVELOPMENT" IN ITS PRESENT FORM.

THE CITIZENS OF NEW WINDSOR AND MYSELF REALIZE  
WE CANNOT STOP PROGRESS. HOWEVER, WE FEEL THAT  
ENVIRONMENTAL CONSIDERATIONS FOR BOTH THE FAMILIES WHO  
LIVE IN THE AREA AT PRESENT AND THOSE TO COME,  
SHOULD BE YOUR PRIORITY. TEN YEARS AGO WHEN  
HOUSING WAS FIRST SUGGESTED AT THIS LOCATION IT  
WAS SHELVED DUE TO LACK OF WATER. IN ALL THIS  
TIME THE WATER TABLE IF ANYTHING HAS GONE DOWN.

WE FEEL THE RESPONSIBILITY OF LOCAL PLANNING  
BOARDS IS TO PLAN FOR DECENT HOUSING AND TAKING  
INTO ACCOUNT ENVIRONMENTAL ASPECTS ETC., NOT TO BE  
USED AS A RUBBER STAMP FOR GREEDY DEVELOPERS WHOSE  
ONLY INTEREST IS BIG MONEY AT EVERYONE'S ELSE'S  
EXPENSE, EXCEPT THEIRS SINCE THEY SELDOM LIVE IN  
THE AREA THEY ARE ABOUT TO DESTROY.

A GOOD EXAMPLE OF NO PLANNING IS THE  
GOSHEN COUNTY COURT BUILDING. IN A BEAUTIFUL, QUIET  
TOWN LIKE GOSHEN THEY ALLOWED A BLOCK HOUSE TYPE  
STRUCTURE, SOMETHING FROM THE MINDS OF ADOLF HITLER  
OR PERHAPS GEORGE ORWELL (AUTHOR OF SCIENCE FICTION  
BOOK OF THE FUTURE) TO BE PLACED IN THE

CENTER OF TOWN WHERE IT STANDS TODAY AS  
A LAUGHING STOCK TO THE CITIZENS OF GOSHEN  
AND AS A MONUMENT TO STUPIDITY AND TASTELESSNESS  
ON THE PART OF THE PLANNING BOARD MEMBERS.

CLUSTER HOUSING OR CLONING AS IT'S COME TO  
BE KNOWN, AT BLOSSOM HEIGHTS WILL ONLY ACT TO  
DISCOURAGE PROSPECTIVE BUYERS FROM THE NEW WINDSOR  
AREA. THEY WILL SEE THIS TYPE OF CONSTRUCTION  
AND RIGHTLY SO AS SHODDY, CHEAP AND OVERBUILT.

WHILE AT THE SAMESIME LONG TERM  
RESIDENTS GENERALLY CONSIDERED TO BE THE MAIN-  
STAY OF A COMMUNITY AND WHO CAN AFFORD TO,  
WILL EXIT THE AREA FOR GREENER PASTURES.

IF ANY BOARD MEMBER DOUBTS THE ACCURACY  
OF THE ABOVE STATEMENT ASK YOURSELVES WHAT WOULD  
YOU DO IF THIS INTENDED PROJECT WAS PUT IN YOUR  
OWN BACK YARD? SHOULD THERE BE ANY AMONG  
YOU WHO STILL REMAIN UNCONVINCED I INVITE YOU  
TO JOIN ME ON A DAY TRIP TO STATEN ISLAND  
N.Y. WHERE YOU CAN SEE FIRST HAND WHAT  
CORRUPTION, UNBIDDED DEVELOPERS GREED AND CLUSTER  
TYPE HOUSING HAS DONE TO A ONCE COUNTRY SETTING.

Respectfully, Your Neighbor For The Present,

James W. Stefan

## APPENDIX B

## SHORT ENVIRONMENTAL ASSESSMENT FORM

## INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . . ☒ Yes ☐ No
2. Will there be a major change to any unique or unusual land form found on the site? . . . . . ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? . . . . . ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? . . . . . ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? . . . . . ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? . . . . . ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? . . . . . ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . . ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? . . . . . ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: [Signature]TITLE: Land Surveyor

REPRESENTING: \_\_\_\_\_

DATE: 1 May 1985

9/1/78



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

*Planning Bd  
received  
12/11/85  
ph.*

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

1763

BLOSSOM HEIGHTS

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 10 December 1985.

       The site plan or map was approved by the Bureau of Fire Prevention.

  X   The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Disapproved by the Fire Inspector. Bureau failed to meet.

Section 21-10; Paragraph F. Hydrant locations and Water mains are  
not shown on the site plan.

SIGNED: *Paul L. Ryan*

CHAIRMAN



ELIAS D. GREVAS, L.S.  
LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

5 December 1985

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Mr. Henry Reyns, Chairman

SUBJECT: BLOSSOM HEIGHTS SUBDIVISION, TOWN OF NEW WINDSOR

Dear Mr. Reyns:

Enclosed are thirteen (13) copies of the Sketch Plan, Major Subdivision, revised today to sectionalize the project into two phases.

The purpose of this phasing is to provide sixteen (16) lots with individual wells and Town Sewers, since it appears that it will be some time yet before the Town Water Lines will be placed on Riley Road.

We are prepared to discuss this item at your meeting of 11 December 1985, as a "review" item, and will submit any necessary supporting documentation required by the Planning Board during the review process.

As you recall, this project was submitted some months ago and the Board has field-inspected the site. If, however, you should require any additional information concerning this project prior to your meeting, please feel free to contact me.

Very truly yours

Elias D. Grevas, L.S.

encl/as

cc: Aldorf Realty  
James R. Loeb, Esq.

EDG/bg



**ELIAS D. GREVAS, L.S.**  
LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

*Planning Board*  
*received 2/20/85*  
*PH*  
*85-22*

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

20 February 1985

Supervisor and Town Board  
Town of New Windsor  
555 Union Ave.  
New Windsor, N.Y. 12550

Att: Mr. John Petro, Supervisor

Subject: Aldorf Realty Employee Pension Fund, Town of New Windsor  
Tax Map Reference: Section 32, Block 2, Lot 44; Water  
Supply

Dear Mr. Petro:

In recent conversations with Mr. Paul V. Cuomo, P.E., Town Engineer, confirming recent newspaper reports concerning the extension of the existing Town of New Windsor water distribution system, we understand that the Town is considering the extension of its distribution system to possibly serve the lands of our client.

This is to advise you that we are currently in the process of designing a single-family residence subdivision of the Subject lands, and are most interested in the Town's efforts to extend the water system westerly along Route 207 and southerly along Riley Road.

We will be submitting plans to the Town Planning Board in the near future, and the question of serving the proposed residences on our site must be addressed during the approval process. Therefore, the provision of a Town water supply to our site would be a definite asset.

If you should require any information concerning this project, please do not hesitate to contact this office.

Very truly yours

Elias D. Grevas, L.S.

cc: Aldorf Realty Corp.  
Town of New Windsor Planning Board  
Paul V. Cuomo, P.E., Town Engineer

REMAINING LANDS OF ALDORF REALTY  
EMPLOYEES PENSION FUND; NOT FOR  
RESIDENTIAL PURPOSES AT THIS TIME

REMAINING LANDS OF ALDORF REALTY  
EMPLOYEES PENSION FUND; NOT FOR  
RESIDENTIAL PURPOSES AT THIS TIME

Unauthorized alteration or addition to a survey map bearing a  
licensed land surveyor's seal is a violation of Section 7209  
(2) of the New York State Education Law.

#### OWNERS' CONSENT

The undersigned, agent for the owner of the property shown hereon  
states that he is familiar with this map, its contents and its  
legends and hereby consents to all said terms and conditions  
stated hereon and to the filing of this map in the Orange County  
Clerk's Office.

*Albert R. Rugg*  
Signature

*Sept 6, 1989*  
Date

#### CERTIFICATION

I hereby certify that this plan resulted from an actual field  
survey of the indicated premises completed on 10 September 1989,  
performed in accordance with the Code of Practice adopted by the  
N.Y.S. Association of Professional Land Surveyors, Inc., and is,  
to the best of my knowledge and belief, correct.

#### HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH

It is to be certified that the proposed subdivision map, as shown on the attached sheet, has been reviewed and found to be in accordance with the provisions of the Health Department's regulations, and that the same has been approved for filing in the Office of the County Clerk.

#### PLANNING BOARD APPROVAL



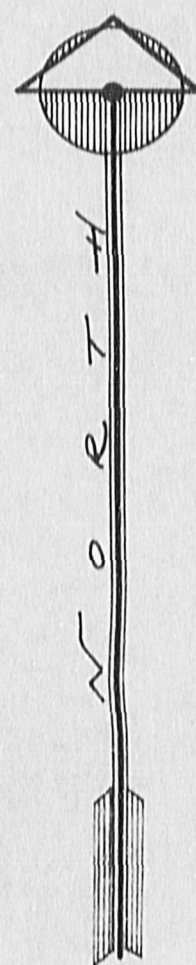
**Grevas & Grevas**  
LAND SURVEYORS  
P.C.  
33 GARDEN AVENUE, NEW WINDSOR, NEW YORK 10990  
TEL: 914-261-1887  
FAX: 914-261-1887

REVISIONS  
DATE DESCRIPTION  
1/1/89 REVISED NOTE 4

PLAN FOR:  
**BLOSSOM HEIGHTS  
SECTION 1**  
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn:  
Checked:  
Scale: 1"=40'  
Date: 11 Aug '89  
Job No: 84-167

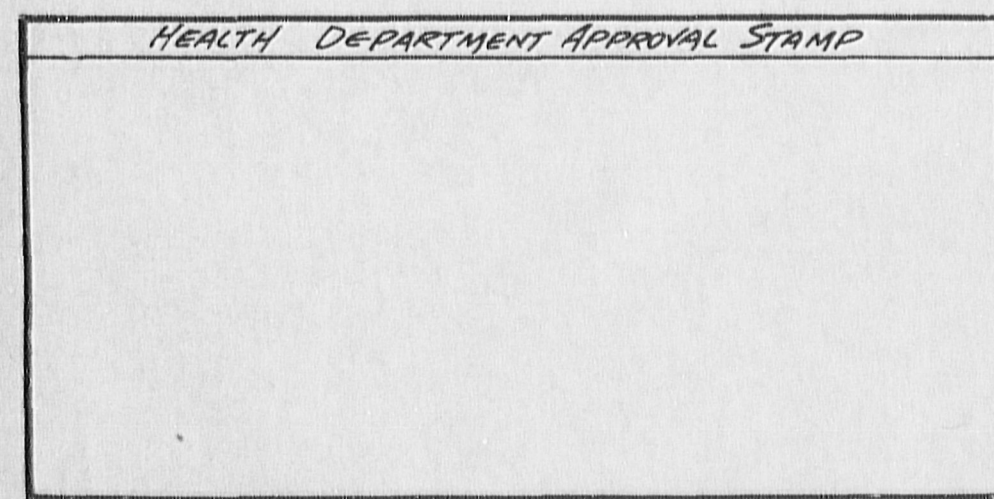
**SUBDIVISION  
PLAN**  
SHEET 1 OF 4




REMAINING LANDS OF ALDORF REALTY EMPLOYEES PENSION FUND  
SECTION II TO BE SUBMITTED AT A FUTURE DATE

REMAINING LANDS OF  
ALDORF REALTY EMPLOYEES PENSION FUND  
SECTION II TO BE SUBMITTED AT A FUTURE DATE

HEALTH DEPARTMENT APPROVAL STAMP



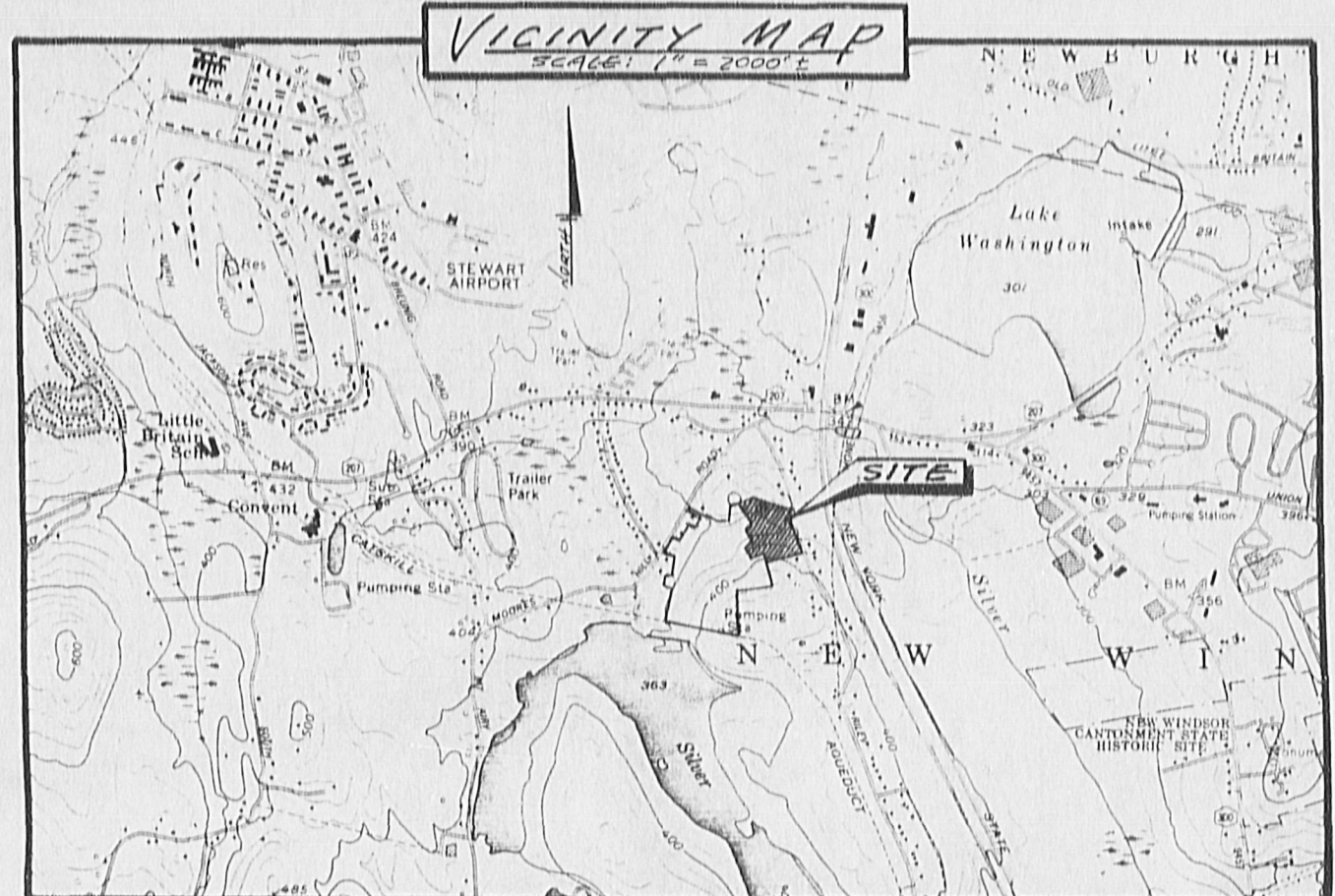
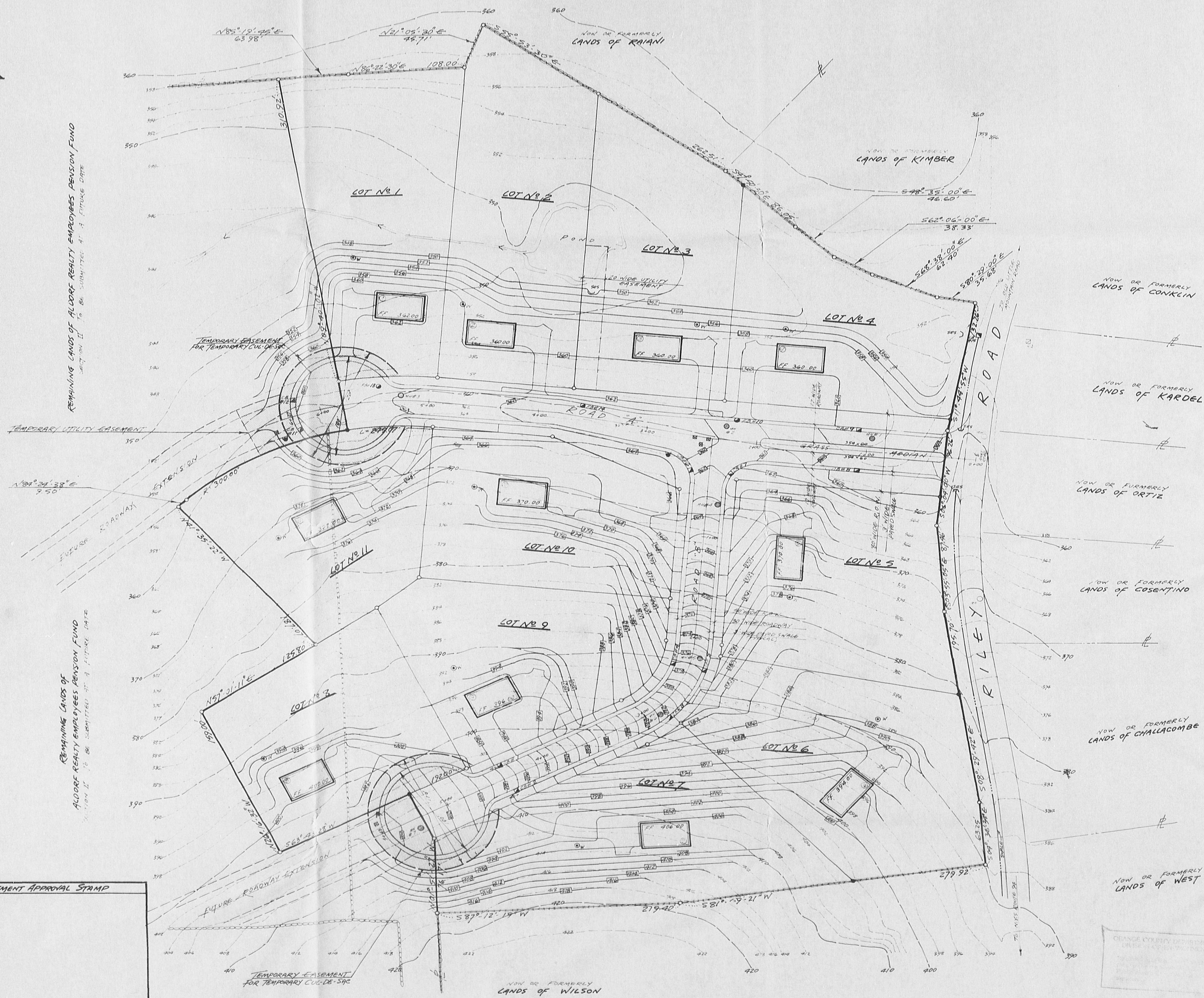


**Shaw Engineering**  
Consulting Engineers  
744 Broadway  
Newburgh, N.Y. 12550

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2. UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PARAGRAPH 2, OF THE NEW YORK STATE EDUCATION LAW.

|       |                                                 |            |
|-------|-------------------------------------------------|------------|
| 1     | AS PER ORANGE COUNTY HEALTH DEPARTMENT COMMENTS | 10-18-1989 |
| ISSUE | REVISION                                        | DATE       |

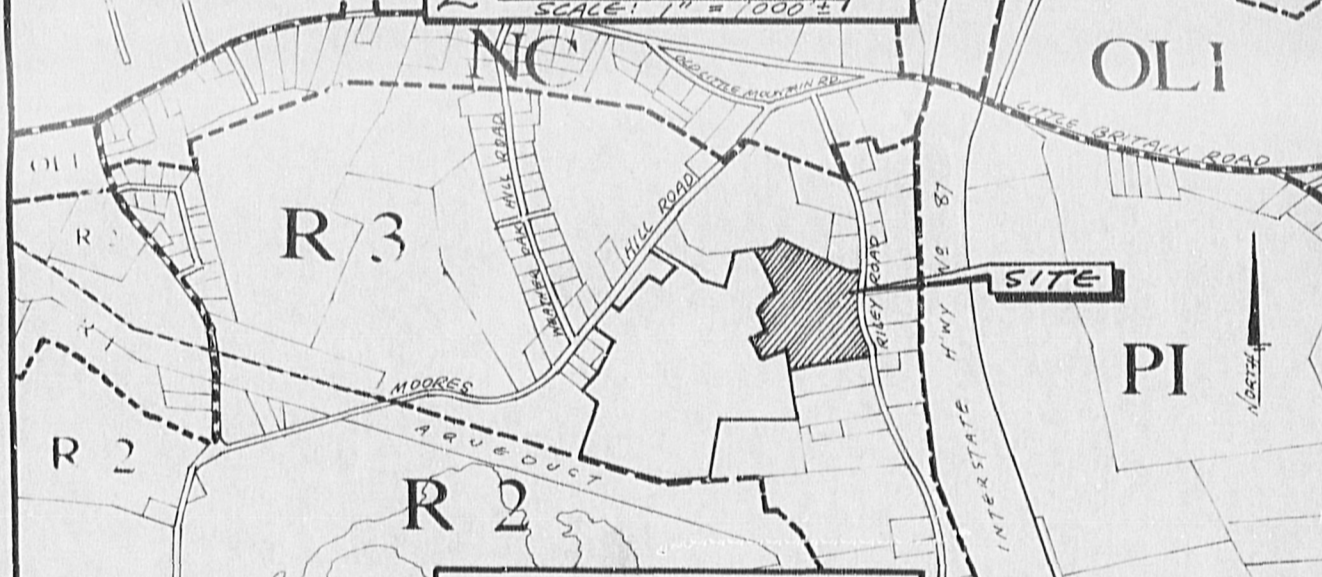
|            |           |         |                                      |                  |
|------------|-----------|---------|--------------------------------------|------------------|
| Drawn By   | JA        | Drawing | Site Development & Grading Plan      | 2 of 4           |
| Checked By | JUN       | Project | Blossom Heights Subdivision          |                  |
| Scale      | 1" = 40'  |         | SECTION I                            |                  |
| Date       | 8-11-1989 |         | RILEY ROAD - TOWN OF NEW WINDSOR, NY | Project No. 8808 |



LEGEND

| EXISTING                           | NEW                                   |
|------------------------------------|---------------------------------------|
| --- 558 2' CONTOUR                 | --- FINISHED CONTOUR                  |
| --- 560 10' CONTOUR                | --- LOT LINE                          |
| --- BOUNDARY LINE                  | --- CENTERLINE ROAD & STATION         |
| --- BOUNDARY LINE ALONG STONE WALL | --- MANHOLE                           |
| --- STONE WALL                     | --- CATCH BASIN                       |
| --- ADJOINING PROPERTY LINE        | --- FLUSHING BASIN                    |
| --- EASEMENT                       | --- SPOT ELEVATION                    |
| --- MANHOLE                        | --- STEEL END SECTION                 |
| --- CATCH BASIN                    | --- EASEMENT FOR TEMPORARY CUL-DE-SAC |
|                                    | --- WATER VALVE                       |
|                                    | --- HYDRANT                           |

ZONING MAP

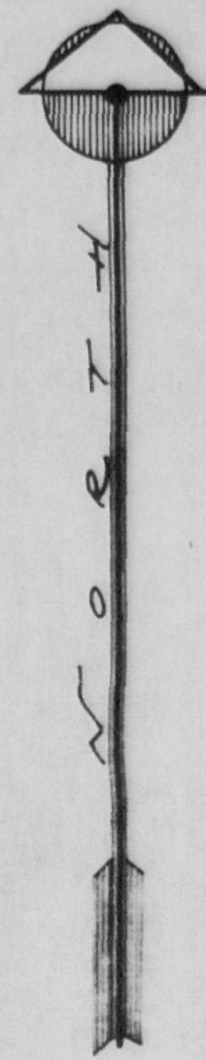


ZONING SCHEDULE

| ITEM            | ZONE R-3 | REQUIRED    |
|-----------------|----------|-------------|
| LOT AREA        |          | 32,670 S.F. |
| LOT WIDTH       |          | 100 FT.     |
| FRONT YARD      |          | 35 FT.      |
| SIDE YARD       |          | 15 FT.      |
| BOTH SIDE YARDS |          | 30 FT.      |
| REAR YARD       |          | 40 FT.      |
| ROAD FRONTAGE   |          | 60 FT.      |

NOTES

1. SITE DATA: TAX MAP DESIGNATION: SECTION 32, BLOCK 2, LOT 44  
TOTAL PARCEL AREA: 42.76 ACRES  
RECORD OWNER: APPLICANT  
ALDORF REALTY EMPLOYEES PENSION FUND  
1/3 WEST MAIN STREET  
NASHINGTOWNVILLE, NEW YORK 10592
2. BOUNDARY & TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A MAP ENTITLED "PRELIMINARY PLAN FOR BLOSSOM HEIGHTS" PREPARED BY ELIAS D. GREVAS, L.S. AND DATED JANUARY 26, 1986.
3. UPON COMPLETION OF ROADWAY IMPROVEMENTS, SANITARY SEWER SYSTEM, WATER MAIN, AND STORM SEWER SYSTEM, SAME WILL BE OFFERED FOR DEDICATION TO THE TOWN OF NEW WINDSOR. A 20' WIDE UTILITY EASEMENT HAS BEEN PROVIDED ON LOT THREE FOR THE STORM SEWER.
4. THE TEMPORARY TURN AROUND EASEMENT WILL BE ABOLISHED WHEN SECTION II OF THE BLOSSOM HEIGHTS SUBDIVISION IS CONSTRUCTED.
5. DRAWINGS ARE INVALID UNLESS THEY CONTAIN SHEETS 1 OF 4 THRU SHEETS 4 OF 4.



REMAINING LANDS OF  
ALCOFF REALTY EMPLOYEES PENSION FUND  
SECTION II TO BE SUBMITTED AT A FUTURE DATE

NOTE: M.V. BLUE STA 6+18 SHALL  
BE RESTRAINED BY EITHER ROADING  
OR RETAINER BLANDS TO THE 8 INCH  
VALVE. ALL JOINTS ON THE WATERMAIN  
BETWEEN THE 8 INCH VALVE TO STA  
5+40 SHALL BE RESTRAINED.

REMAINING LANDS OF ALCOFF REALTY EMPLOYEES PENSION FUND  
SECTION II TO BE SUBMITTED AT A FUTURE DATE

NOTE: M.V. BLUE STA 5+61 SHALL  
BE RESTRAINED BY EITHER ROADING  
OR RETAINER BLANDS TO THE 8 INCH  
VALVE. ALL JOINTS ON THE WATERMAIN  
BETWEEN THE 8 INCH VALVE AND STA  
4+30 SHALL BE RESTRAINED.



### LEGEND

| EXISTING                      | NEW                               |
|-------------------------------|-----------------------------------|
| 150' 2" CONTOUR               | 360' FINISHED CONTOUR             |
| 300' 10" CONTOUR              | LOT LINE                          |
| BOUNDARY LINE                 | CENTERLINE ROAD                   |
| BOUNDARY LINE ALONGSTONE WALL | MANHOLE                           |
| STONE WALL                    | CATCH BASIN                       |
| ADJOINING PROPERTY LINE       | FLUSHING BASIN                    |
| EASEMENT                      | 15" 5' STORM SEWER                |
| MANHOLE                       | 8" 5' SANITARY SEWER              |
| CATCH BASIN                   | WELL                              |
|                               | EASEMENT FOR TEMPORARY CUL-DE-SAC |
|                               | 8" 4" WATER MAIN                  |
|                               | WATER VALVE                       |
|                               | HYDRANT                           |
|                               | THRUST BLOCK                      |
|                               | SEWER SERVICE CLEANOUT            |
| 3/4" COPPER WATER SERVICE     |                                   |
| 4" PVC SANITARY SEWER LATERAL |                                   |
| CELLAR, ROOF, FOOTING DRAIN   |                                   |

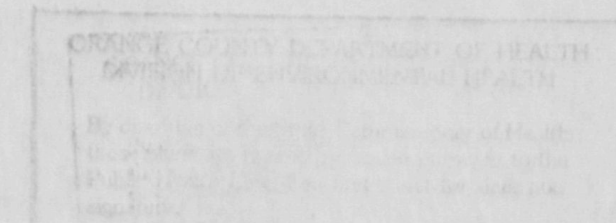
### UTILITY MATERIAL SPECIFICATIONS

1. SANITARY SEWER: RING-TITE PVC GRAVITY SEWER PIPE, JOHN-MANVILLE, ASTM D-3034 SDR35
2. STORM SEWER: 16 GAGE BITUMINOUS COATED CORRUGATED METAL PIPE
3. WATER SUPPLY: INDIVIDUAL WELLS FOR EACH RESIDENTIAL UNIT. WATER MAINS AND APPURTENANCES SEE TECHNICAL SPECIFICATIONS WATER DISTRIBUTION SYSTEM, BLOSSOM HEIGHTS SUBDIVISION.

### NOTES

1. THE MINIMUM SEWERABLE ELEVATION (M.S.E.) INDICATED IS THE LOWEST POSSIBLE INVERT ELEVATION OF THE SEWER LATERAL WHERE IT ENTERS THE FOUNDATION WALL OF THE PROPOSED RESIDENCE.
2. THE WATER MAIN AND WATER SERVICE LATERALS UP TO THE PROPERTY LINE WILL BE INSTALLED AS A "DRY SYSTEM" UNTIL WATER IS AVAILABLE ON RILEY ROAD. THE INDIVIDUAL WELLS SHALL BE CONSIDERED TEMPORARY UNTIL THE NEW WINDSOR WATER SYSTEM IS EXTENDED TO SERVICE THE PROJECT.
3. 4" SAN. HOUSE LATERAL SHALL BE LOCATED WITHIN THE RIGHT OF WAY AS SHOWN AND INSTALLED AT A SLOPE OF 2%.
4. WHEN THE WATER MAIN ALONG RILEY ROAD IS APPROVED AND INSTALLED, A CONNECTION TO THE DRY SYSTEM SHALL BE PROVIDED BY THE DEVELOPER, AND ALL WELLS WITHIN THIS SUBDIVISION SHALL BE ABANDONED.
5. THE 36" WATER SERVICE SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNERS.
6. THE 4" SANITARY SEWER SERVICE WILL ALSO BE OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNERS.
7. CELLAR, ROOF AND FOOTING DRAINS SHALL NOT BE DISCHARGED TO SANITARY SEWERS.
8. DRAWINGS ARE INVALID UNLESS THEY CONTAIN SHEETS 1 OF 4 THRU SHEETS 4 OF 4.
9. THE DRIVEWAYS FOR LOTS 4, 5, AND 6 MUST ACCESS FROM INTERIOR ROADS. THERE SHALL NOT BE ANY ACCESS DIRECTLY ONTO RILEY ROAD.

HEALTH DEPARTMENT APPROVAL STAMP



**Shaw Engineering**  
Consulting Engineers  
744 Broadway  
Newburgh, N.Y. 12550

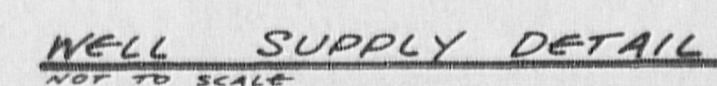
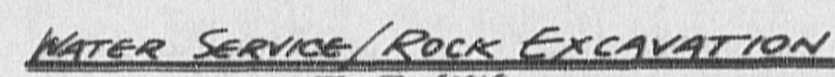
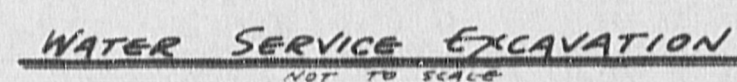
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|       |                                                 |            |
|-------|-------------------------------------------------|------------|
| 1     | As per Orange County Health Department Comments | 10-18-1989 |
| ISSUE | REVISION                                        | DATE       |

Drawn By: JA  
Checked By: JYN  
Scale: 1" = 40'  
Date: 8-11-1989

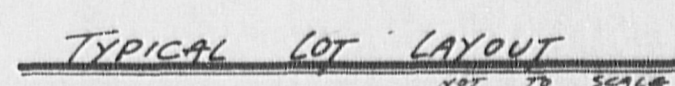
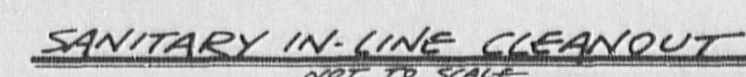
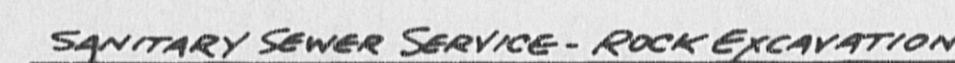
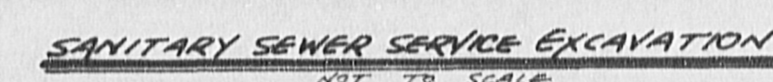
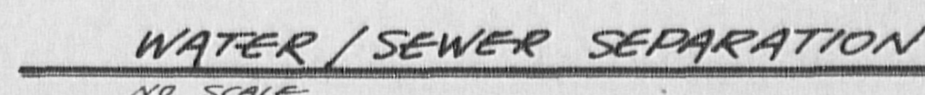
Drawing: UTILITY PLAN  
Project: BLOSSOM HEIGHTS SUBDIVISION  
SECTION II  
RILEY ROAD - TOWN OF NEW WINDSOR, NY

3 of 4  
Project No: 8808

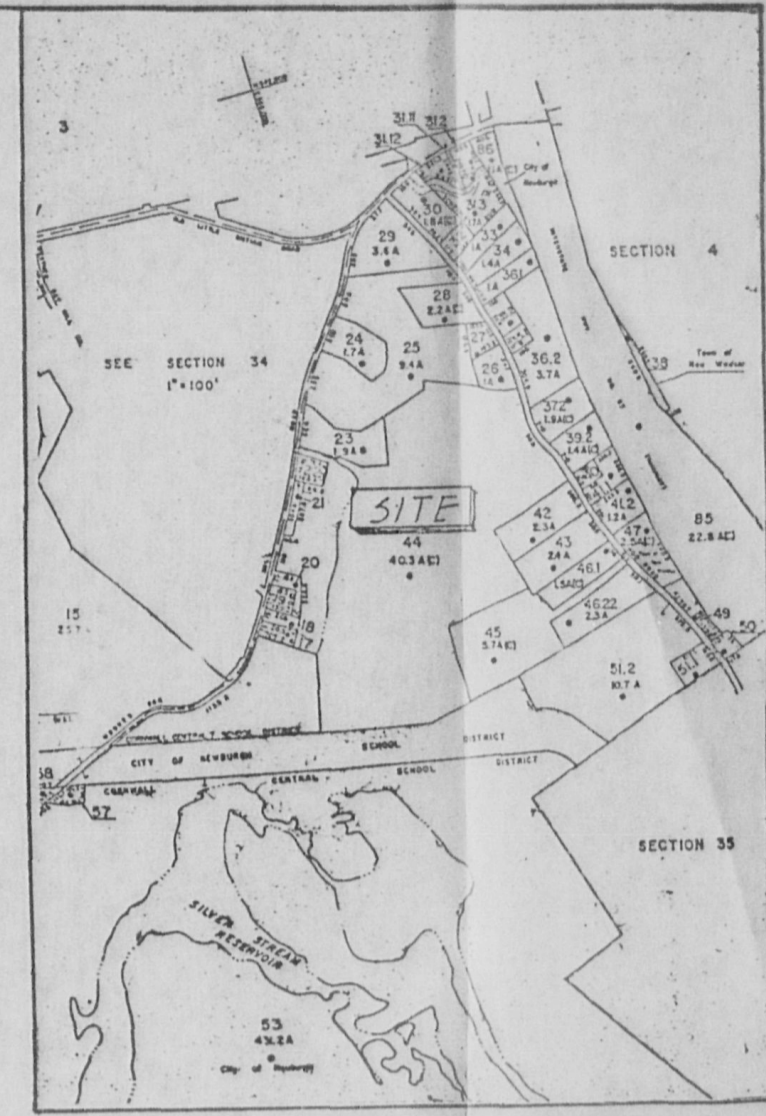
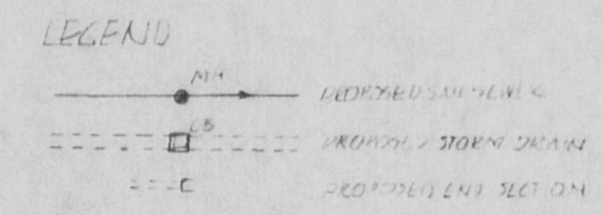
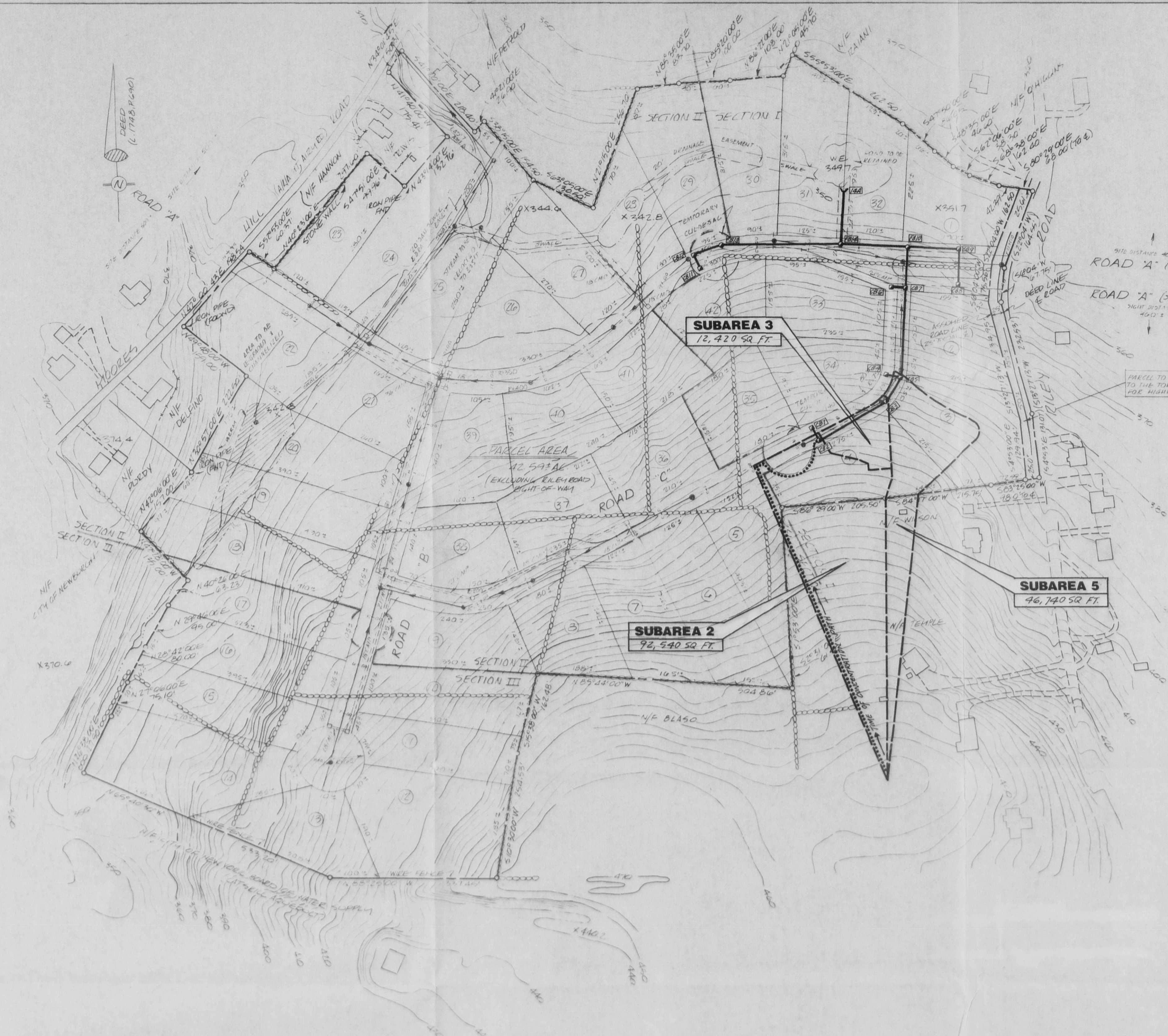


NOTE: 1- WATER MAINS CROSSING SEWERS SHALL BE LAID TO MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.

2. THE TERM SEWER IS DEFINED AS SANITARY, STORM OR SEWER SERVICE LATERALS.
3. THE TERM WATER MAINS SHALL ALSO INCLUDE WATER SERVICE LINES.
4. ANY DEVIATION FROM THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS SHALL BE SPECIFICALLY APPROVED BY THE DRAINAGE COUNTY DEPARTMENT OF HEALTH.



4 of 4  
Project N  
8808

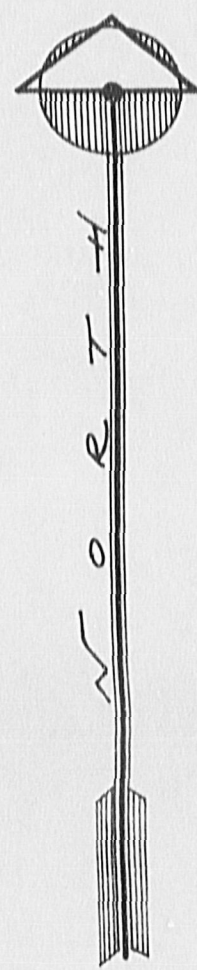


LOCATION PLAN 1"=800'

- NOTES
1. Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 32, Block 2, Lot 44.
  2. Boundary data shown hereon is from a field survey by this office completed on 10 September 1984.
  3. Topography shown is from uncontrolled photogrammetric mapping by aerial methods; Contour Interval two (2) feet; Datum: N.A.S. (formerly U.S.G.S.)
  4. TOTAL PARCEL AREA: 42.59±Acres
  5. PROPERTY ZONE: R-3

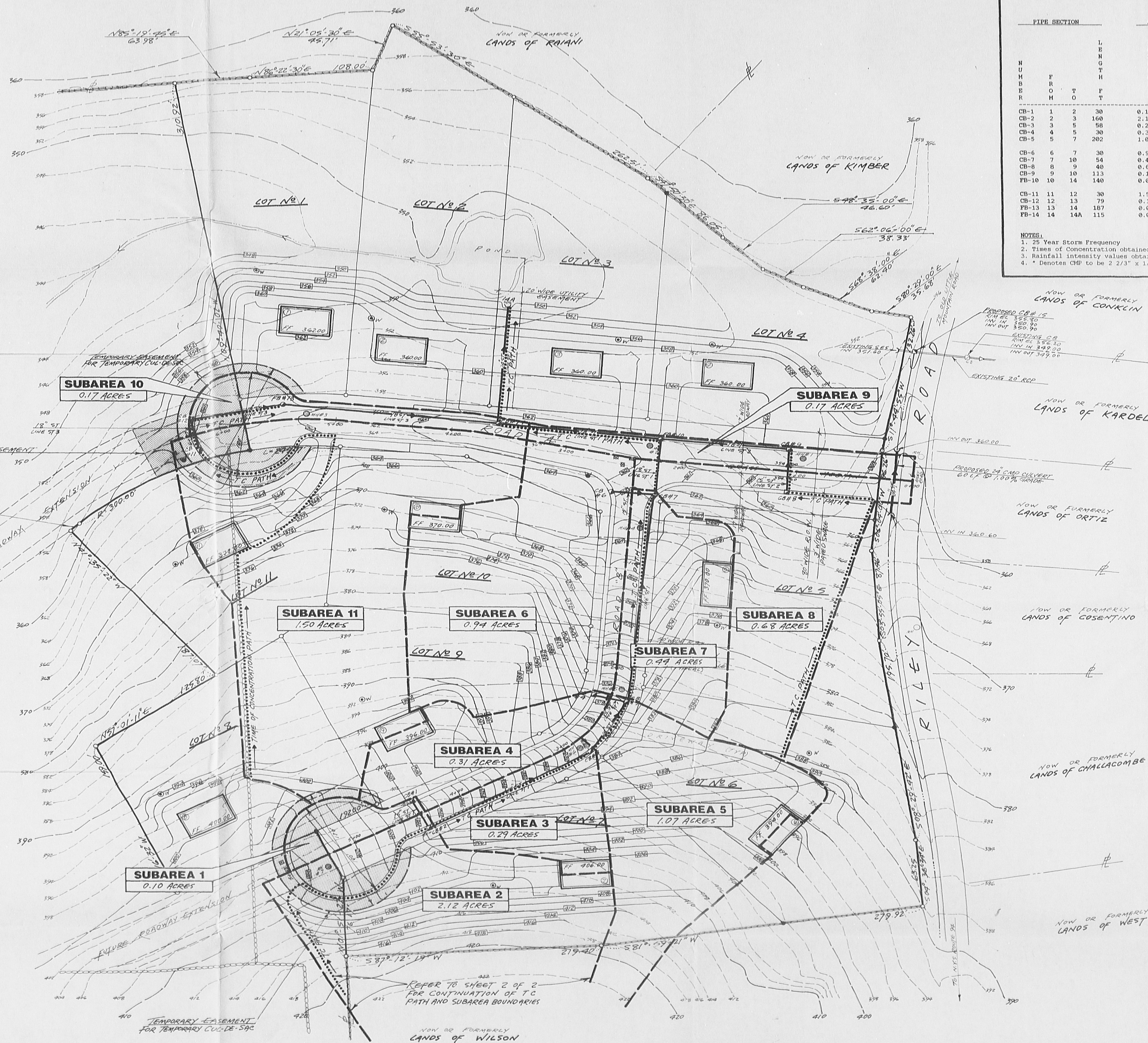
----- SUB AREA DELINEATION  
 ..... TIME OF CONCENTRATION PATH

|                                                                                           |  |                                                                                                                   |  |
|-------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------|--|
| ELIAS D. GREVAS, L.S.<br>LAND SURVEYOR<br>23 QUINCY AVENUE<br>NEW WINDSOR, NEW YORK 12550 |  | PLAN FOR:<br><b>BLOSSOM HEIGHTS I</b>                                                                             |  |
| TOWN OF NEW WINDSOR    ORANGE COUNTY    NEW YORK                                          |  | 2 OF 2                                                                                                            |  |
| REVISIONS:<br>DATE    DESCRIPTION                                                         |  | Drawn: <i>[Signature]</i><br>Checked: <i>[Signature]</i><br>Scale: 1"=100'<br>Date: 24 Jun 1987<br>Job No: 84-167 |  |
| STORM DRAINAGE PLAN                                                                       |  | 2 OF 2                                                                                                            |  |



REMAINING LANDS OF ALDORE REALTY EMPLOYEES PENSION FUND  
SECTION II TO BE SUBMITTED AT A FUTURE DATE

REMAINING LANDS OF ALDORE REALTY EMPLOYEES PENSION FUND  
SECTION II TO BE SUBMITTED AT A FUTURE DATE



# BLOSSOM HEIGHTS SUBDIVISION - SECTION I ON-SITE STORM DRAINAGE CALCULATIONS

| PIPE SECTION | ACRES | FLOW TIME | STORM (25 YR) | RUNOFF | DESIGN | PIPE INFO                                                       |
|--------------|-------|-----------|---------------|--------|--------|-----------------------------------------------------------------|
| CB-1         | 1     | 2         | 30            | 0.10   | 0.10   | 0.2 0.1 0.95 8.0 0.8 0.8 1.00 15 0.013 6.5 5.3 394.75 394.45    |
| CB-2         | 2     | 3         | 160           | 2.12   | 0.22   | 5.8 0.2 0.37 7.7 5.7 6.3 9.53 15 0.013 20.0 16.3 394.00 378.75  |
| CB-3         | 3     | 5         | 50            | 0.29   | 0.51   | 6.0 0.1 0.38 7.5 1.0 7.2 9.05 15 0.013 19.5 15.9 376.75 373.50  |
| CB-4         | 4     | 5         | 30            | 0.31   | 0.31   | 2.2 0.1 0.85 8.0 1.4 1.4 2.17 15 0.013 9.5 7.8 374.75 374.10    |
| CB-5         | 5     | 7         | 202           | 1.07   | 0.89   | 6.1 0.3 0.38 7.5 2.8 11.1 4.95 15 0.013 14.4 11.7 368.75 358.75 |
| CB-6         | 6     | 7         | 30            | 0.94   | 0.94   | 4.2 0.1 0.42 8.0 3.2 3.2 1.17 15 0.013 7.0 5.7 359.20 358.85    |
| CB-7         | 7     | 10        | 54            | 0.44   | 0.27   | 6.4 0.1 0.40 7.3 1.6 15.4 2.78 10 0.014 16.3 9.2 358.50 357.00  |
| CB-8         | 8     | 9         | 40            | 0.68   | 0.68   | 3.4 0.1 0.42 8.0 2.3 2.3 1.00 15 0.013 6.5 5.3 356.75 356.35    |
| CB-9         | 9     | 10        | 113           | 0.17   | 0.85   | 3.5 0.4 0.53 8.0 1.3 3.6 1.02 15 0.013 6.5 5.3 356.35 355.20    |
| FB-10        | 10    | 14        | 140           | 0.00   | 0.12   | 6.5 0.3 0.42 7.3 0.0 18.8 2.03 24 0.016 26.2 8.4 354.40 351.56  |
| CB-11        | 11    | 12        | 30            | 1.50   | 1.50   | 4.8 0.1 0.41 8.0 4.9 4.9 1.00 18 0.014 9.8 5.5 357.00 356.70    |
| CB-12        | 12    | 13        | 79            | 0.17   | 0.67   | 4.9 0.2 0.46 8.0 1.3 6.1 1.01 18 0.014 9.8 5.6 356.70 355.90    |
| FB-13        | 13    | 14        | 187           | 0.00   | 0.67   | 5.1 0.6 0.46 8.0 0.0 6.1 1.02 18 0.014 9.9 5.6 354.20 352.30    |
| FB-14        | 14    | 14A       | 115           | 0.00   | 0.79   | 6.8 0.3 0.43 7.2 0.0 24.1 1.53 24* 0.015 24.3 7.9 351.56 349.80 |

- NOTES:  
1. 25 Year Storm Frequency  
2. Times of Concentration obtained from the Nomograph based on the study by P.E. Kirpich as presented in the NYSDOT Drainage Memo of October 1983.  
3. Rainfall intensity values obtained from Rainfall Intensity Curves For Boughkeppie, New York  
4. \* Denotes CMP to be 2 2/3" x 1/2" Helical Corrugations, 25% paved.

## LEGEND

ITEM  
Flow Time  
Rainfall Intensity  
Runoff  
Pipe Slope  
Pipe Diameter  
Capacity Full  
Velocity Design

UNITS  
Minutes  
Inches Per Hour  
Cubic Feet Per Second  
Percent  
Inches  
Cubic Feet Per Second  
Feet Per Second

## WEIGHTED "C" VALUES FOR INLET STORM DRAINAGE AREAS

"C" VALUES  
Pavement, Roofs  
Woods, Lawns

0.95  
0.30

## Coverage of Areas in Acres

Inlet No.  
CB-1  
CB-2  
CB-3  
CB-4  
CB-5  
CB-6  
CB-7  
CB-8  
CB-9  
FB-10  
CB-11  
CB-12  
FB-13  
FB-14

Pavement/Roofs  
0.10  
0.15  
0.06  
0.12  
0.09  
0.17  
0.14  
0.13  
0.17  
0.00  
0.25  
0.17  
0.00  
0.00

Woods/Lawns  
0.00  
1.98  
0.22  
0.19  
0.28  
0.77  
0.30  
0.55  
0.00  
0.00  
1.25  
0.00  
0.00  
0.00

Weighted "C"  
0.95  
0.35  
0.44  
0.55  
0.35  
0.42  
0.51  
0.42  
0.35  
0.00  
0.41  
0.95  
0.00  
0.00

## CATCH BASIN SCHEDULE

| CB NO | RIM ELEV.   | INV. IN | FROM   | INV. IN | FROM   | INV. OUT |
|-------|-------------|---------|--------|---------|--------|----------|
| 1     | 497.50      |         |        |         |        | 394.75   |
| 2     | 497.50      | 394.45  | CB# 1  |         |        | 394.00   |
| 3     | 382.00      | 376.75  | CB# 2  |         |        | 375.75   |
| 4     | 377.50      |         |        |         |        | 374.75   |
| 5     | 374.70      | 373.50  | CB# 3  | 374.10  | CB# 4  | 368.75   |
| 6     | 362.00      |         |        |         |        | 359.20   |
| 7     | 361.70      | 358.75  | CB# 5  | 358.85  | CB# 6  | 358.50   |
| 8     | 359.35      |         |        |         |        | 356.75   |
| 9     | 359.35      | 356.35  | CB# 8  |         |        | 356.35   |
| * 10  | 361.70      | 357.00  | CB# 7  | 359.20  | CB# 9  | 354.40   |
| 11    | 359.75      |         |        |         |        | 357.00   |
| 12    | 359.75      | 356.70  | CB# 11 |         |        | 356.70   |
| * 13  | 360.75      | 355.90  | CB# 12 |         |        | 359.20   |
| * 14  | 362.50      | 351.56  | FB# 10 | 352.30  | FB# 13 | 351.56   |
| 14A   | END SECTION |         |        |         |        | 349.80   |
| 15    | 355.80      | 350.90  | EXSES  |         |        | 350.90   |

\* DENOTES FLUSHING BASIN

SUB AREA DELINEATION

TIME OF CONCENTRATION PATH

Shaw Engineering  
Consulting Engineers

744 Broadway  
Newburgh N.Y. 12550

- 1- COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FASCIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE LAND SURVEYOR AND/OR THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID, TRUE COPIES.  
2- UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PARAGRAPH 2, OF THE NEW YORK STATE EDUCATION LAW.

ISSUE  
REVISION  
DATE

Drawn By: JA  
Checked By: JUN  
Scale: 1" = 40'  
Date: 12-20-1989  
Project: STORM DRAINAGE PLAN  
BLOSSOM HEIGHTS SUBDIVISION  
SECTION I  
RILEY ROAD - TOWN OF NEW WINDSOR, NY  
Project No. 8808